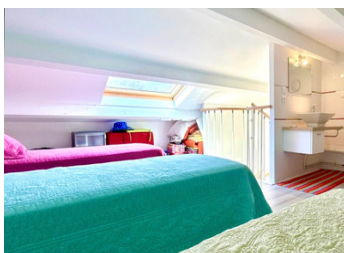


Biot, Family villa with breathtaking village views in a secure estate with pool and tennis



INFORMATION

Town:	Biot
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	108 m2
Plot Size:	0 m2



IN BRIEF

In Biot, this elegant 5-room family villa of around 108 sqm is set within a secure gated domain featuring a swimming pool and tennis court.

The bright cathedral-style living room opens onto a beautiful landscaped park with a stunning view over the historic village of Biot — a true Provençal postcard.

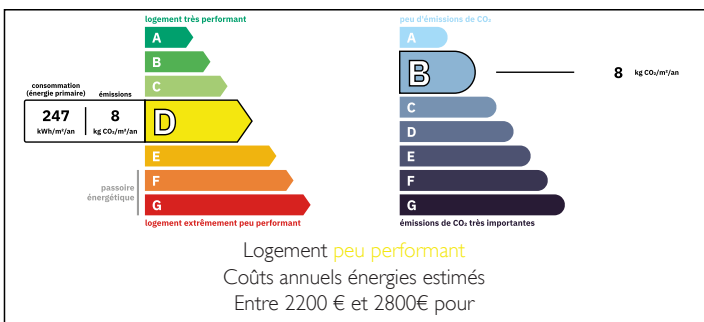
The home offers three bedrooms with ensuite bathrooms and a delightful dormitory room perfect for children.

The spacious terrace is ideal for relaxation, surrounded by greenery and the calm of a private, well-maintained estate.

High-quality finishes, impeccable condition, and a warm family atmosphere make this villa a haven of peace in the heart of the French Riviera.

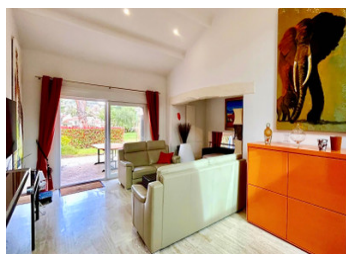
Private outdoor parking and landscaped spaces complete this beautiful property.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In Biot, this elegant 5-room family villa of around 108 sqm is set within a secure gated domain featuring a swimming pool and tennis court.

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The home offers three bedrooms with ensuite bathrooms and a delightful dormitory room perfect for children.

The spacious terrace is ideal for relaxation, surrounded by greenery and the calm of a private, well-maintained estate.

High-quality finishes, impeccable condition, and a warm family atmosphere make this villa a haven of peace in the heart of the French Riviera.

Private outdoor parking and landscaped spaces complete this beautiful property.

Co-owned building of 40 units

Provisional annual charges: 3568€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 992 EUR

Taxe habitation: EUR

NOTES