

348 000 €

For sale house

4 rooms

Surface : 116 m²Surface of the land : 386 m²

Year of construction : 1993

Exposition : Est

View : Mer

Inner condition : excellent

External condition : good

Features :

pool, Cave à vin, double glazing, calm

3 bedroom

1 bathroom

2 showers

1 WC

1 parking

1 cellar

Legal information

348 000 € fees included

9,43% VAT of fees paid by the buyer
(318 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.

**House 3007 Biot**

SALE OF NAKED OWNERSHIP We offer you this beautiful detached villa with a lovely sea view, located in a secure residential complex, in a quiet area just 3 minutes from the Sophia Antipolis access points. You will be charmed by the living room with a fully equipped open-plan kitchen, totaling 51m², opening onto a large terrace with a swimming pool. You will benefit from a master suite with both shower and bathtub, as well as a second bedroom with an adjoining bathroom. There is also a 28m² studio that can be completely independent. Numerous storage spaces, as well as a laundry room of approximately 20m² and plenty of additional storage areas, complete the features of this quality property. Private parking. Market value: €650,000. Two owners: Gentleman, 76 years old; Lady, 71 years old.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 894 and 1210 € (reference year 2022)
Document non contractuel - 29/10/2025

