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## Beautiful Villa In Elevated Position Near Biot Village - Biot

**Biot** , **Alpes-Maritimes** , **Provence-Alpes-Cote-d'Azur**



**€1,495,000**

**inc. of agency fees**

**6 Beds      228.9 sqm      0.17 ha**

This beautifully renovated property sits in a quiet, elevated position only a 15 minute walk to the medieval village of Biot....

### At a Glance

**Reference** MFH-  
PROHWVB85077624

**Bed** 6

**Land** 0.17 ha

**Near to** Biot

**Pool** Yes

**Price** €1,495,000

**Hab.Space** 228.9 sqm

**Land Tax** N/A

### Property Description

This beautifully renovated property sits in a quiet, elevated position only a 15 minute walk to the medieval village of Biot.

Renovated to a very high standard the villa has a living room with vaulted ceilings, dining room and kitchen that all lead out to the pool terrace. Two covered terraces, each with vaulted ceilings, provide cosy outdoor entertaining spaces and give much needed shade for relaxing with friends and outdoor dining.

The south facing garden and pool sit on top of a small hill which allows for beautiful views of the surrounding hills and mountains in each direction. There is even a glimpse of the sea from parts of the garden and from the upstairs bedrooms. The north side of the house also has a large terrace which is excellent for escaping the summer sun and a view that reaches to the mountains of Italy.

Inside, the villa boasts 6 bedrooms and 5 bathrooms - 2 bedrooms on garden level, 2 on entrance level, including a master suite with sitting room and two bedrooms upstairs. A very practical laundry room is located near the kitchen.

At garden level there is a large games room/tv room and a very spacious garage (58 m2) with gym and office area.

The garden of 1688 m2 surrounds the house and is vibrantly filled with local palms and flora, olive trees and an orchard with 10 different kinds of fruit trees and a large vegetable garden.

The villa is only 20 minutes from the Nice Airport, 10 minutes from the coast and Antibes and perfectly located to Sophia Antipolis and the international schools of CIV and Mourataglou Academy.

This fantastic home is a must see and won't last long!

Summary

Property type:	House
Bedrooms:	6
Price	€1,495,000

Key Information

Year Built:	1984
Internal Area:	228.9 sqm
Land Area:	0.17 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



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**S. and L. BROWN**



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