

730 000 €

Buying house

4 rooms

Surface : 70 m<sup>2</sup>

Surface of the land : 2063 m<sup>2</sup>

Inner condition : to renovate

External condition : to renovate

Features :

Bedroom on ground floor, Calm

2 bedroom

1 bathroom

1 WC

1 garage



### House Délégation TV Biot

We are offering for sale exclusively a single-storey villa with a living area of approximately 70 m<sup>2</sup> located in a residential area of Biot, in absolute calm. This villa is located on a very beautiful plot of 2,063m<sup>2</sup>, very well exposed, landscaped and planted. The land slopes gently from north to south. It currently includes a garage, a dining room, a kitchen, two bedrooms, a bathroom, a toilet. It can be renovated and inhabited in its current configuration. It can also be the subject of a very beautiful extension project, to build a contemporary villa of 300M<sup>2</sup> of living space with floor, empty living room and garage, with the possibility of a full basement, 5 en-suite bedrooms, office, laundry room, wine cellar and cinema room. The plot is located in the UeB zone and has a land area coefficient of 30%, reduced to 10% due to the existing specifications and governing the construction rules in the area to which the plot is attached (no loads). Construction height R+1. Bus stop to the village of Biot and schools 2 minutes; walk away with easy and safe access. Valbonne high school 5 mins away, Biot village 5 mins away, Valbonne village 7 m away, Sophia Antipolis 7 m away. DPE: E GES: E

Fees and charges :

730 000 € fees included

Document non contractuel  
27/07/2024 - Prix T.T.C

