

# BY BLUE

## INTERNATIONAL REALTY

Contemporary villa for sale in Biot with sea view

Biot - 2 220 000 €

Ref. 82518599

Unique opportunity! Magnificent contemporary villa with uninterrupted views over the village of Biot and the sea. Enjoy a peaceful setting within walking distance of the village.

The luminous entrance to this beautiful property opens onto a spacious living area with triple exposure large pocket doors allowing a seamless passage to the outside terraces and the sparkling salt water pool. The elegantly integrated open-plan kitchen blends harmoniously with the dining room and its cosy fireplace. In addition, two bedrooms and an elegantly appointed shower room are available on this level.

On the upper floor, you'll discover a bright, peaceful master suite with a unique glass wall offering views over the village of Biot. A large terrace with sea views, a cleverly designed study area and a shower room with plenty of storage space complete this floor.

The villa is equipped with a double garage and a large basement including a laundry room, offering additional comfort. The landscaped garden of around 2,000 m<sup>2</sup> has parking spaces for at least 10 cars.

The garden also offers ample space for the addition of a chalet that could be used as an extra bedroom.

This exceptional property has been built with meticulous contemporary architecture, promoting light and beauty. Its ideal location provides easy access to the charming old town of Biot, the golf course and the motorway.

Living area : 170 m<sup>2</sup>

Bedrooms : 3

Surface area of land : 2000.00 m<sup>2</sup>

Exposition : South-east

Rooms : 5

✓Cave

✓Swimming pool

✓Sea view

✓Terrace

Property tax : 2 127 €

Fees payable by vendor

# BY BLUE

INTERNATIONAL REALTY