

# BY BLUE

## INTERNATIONAL REALTY

Single-storey house in absolute tranquility



**Biot - 1 200 000 €**

Ref. 86429667

Nestled in a tranquil, green setting, this charming single-storey villa of approximately 131 m<sup>2</sup> perfectly combines comfort, light, and serenity.

From the moment you enter, you'll be captivated by the generous volumes and fluid layout, designed for effortless single-level living with no stairs.

The main living area, bathed in natural light, opens onto a sunny terrace with an unobstructed view of the surrounding nature, offering complete privacy.

The spacious 20 m<sup>2</sup> family kitchen will delight those who love cooking and entertaining, while the 35 m<sup>2</sup> living room invites relaxation in a warm and welcoming atmosphere.

The night area includes three bedrooms, including a large master suite with its own bathroom and toilet, ensuring optimal everyday comfort.

A second bathroom and a separate toilet complete this level.

Outside, the flat 1,500 m<sup>2</sup> landscaped garden hosts a beautiful swimming pool surrounded by

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greenery — a true haven of peace to enjoy sunny days with family and friends.

A partial upper level offers a charming office overlooking the pool, ideal for remote work or as an inspiring reading nook.

In addition, a large converted basement includes a second kitchen and a spacious reception room, perfect for hosting gatherings.

A double garage completes this rare property — a must-see for those seeking peace, comfort, and space.

Living area : 135 m<sup>2</sup>

Bedrooms : 3

Surface area of land : 1500.00 m<sup>2</sup>

Exposition : South

Rooms : 4

✓Swimming pool ✓Terrace

Property tax : 1 850 €

Fees payable by vendor

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