

Hamptons

INTERNATIONAL



Biot, 06410, France

5 🏠 3 🛏

£730,000
(€849,000)

Property details



Key features

- 197 m
- 400 m Plot size
- Swimming pool, Sauna, Tennis cour

Attributes

-  Swimming pool
-  Garage
-  Sea views
-  Garden

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5  3 

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Description

Located within a private gated estate with security and caretaker, this charming five-bedroom semi-detached villa is the ideal family home. The villa offers 197.58 sqm of living space over two levels. On the ground floor, a welcoming entrance hall leads to a spacious reception area with a fireplace, living room and dining room opening onto the terrace, a large bedroom with an en-suite bathroom and direct access to the terrace, a fully equipped kitchen, and a guest toilet. The upper floor comprises four additional generously sized bedrooms, two of which benefit from their own private balconies with sea views and en-suite bathrooms. This level also features a bathroom currently converted into a laundry room, a dressing room, and a separate toilet. A sauna has been installed at the end of one of the balconies; it can easily be connected to an adjacent bedroom and converted into an additional bathroom if desired. The beautifully landscaped 400 sqm garden features a lovely swimming pool. A garage completes the property, together with access to the estate's tennis courts. This property benefits from an excellent school catchment area and is assigned to the highly regarded and sought-after Collège Niki de Saint Phalle in Valbonne, particularly renowned for its international sections and outstanding educational standards. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 4,200 €/yearly





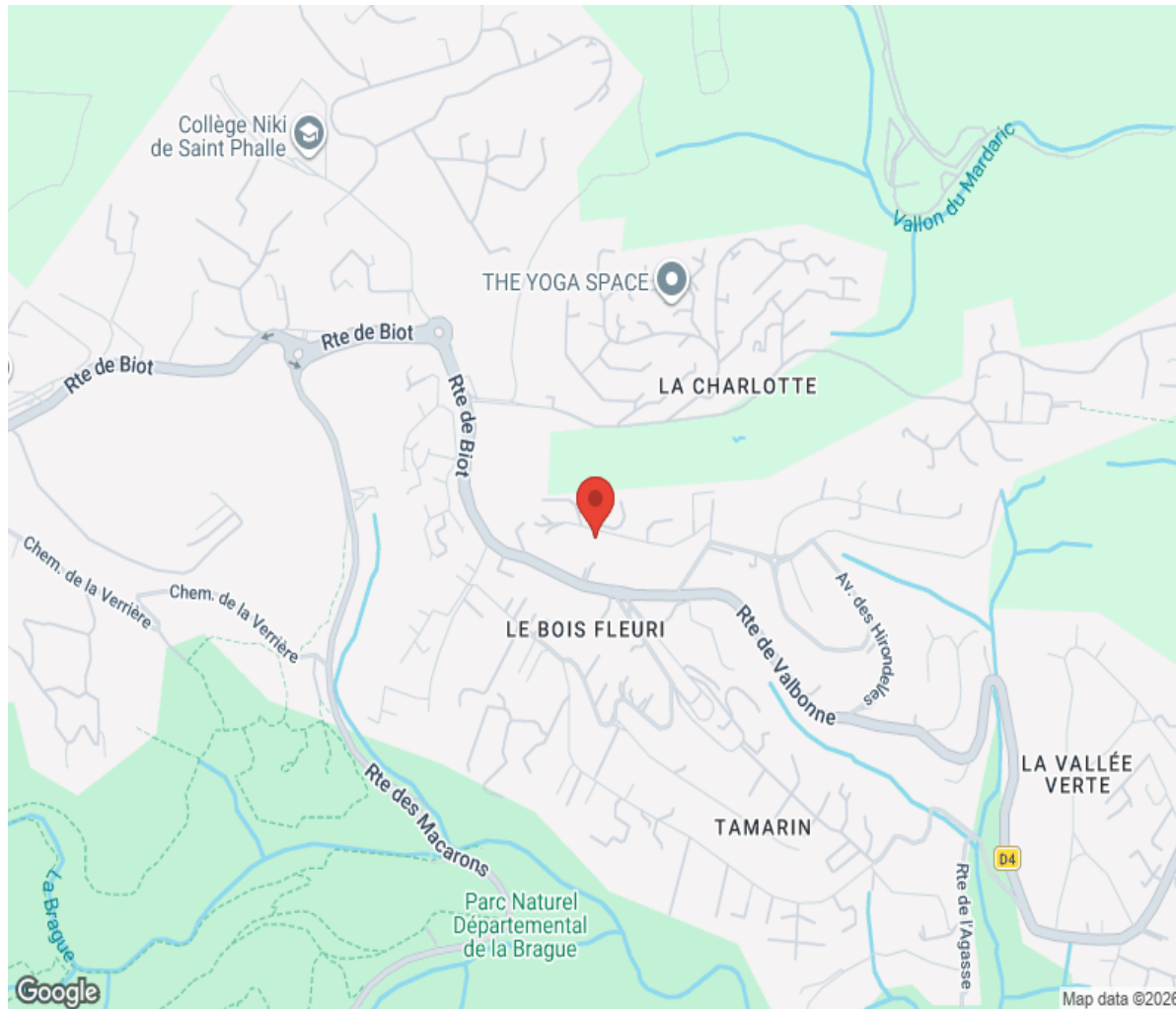








Location



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