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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 m² 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 m² family kitchen will delight those who love cooking and entertaining, while the 35 m² 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 m² 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.

Surface habitable : 135 m²

Chambres : 3

Surface terrain : 1500.00 m²

Exposition : South

Pièces : 4

✓Piscine

✓Terrasse

Taxe foncière : 1 850 €

Les honoraires sont inclus à la charge du vendeur



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