

1 395 000 €

**Buying bastide**

**9 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the land : 2900 m<sup>2</sup>**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : excellent**

**Features :**

Laundry room

6 bedroom

2 terraces

1 bathroom

2 showers

3 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

10/12/2024 - Prix T.T.C



### Bastide 23641 Biot

In the heart of nature in a haven of peace on the edge of a green zone, come and discover this magnificent recent building facing south. You will be seduced by the quality of its services, both interior and exterior. This house has great potential, it is today presented in two separate dwellings. One of 163 m<sup>2</sup> and the second of 87 m<sup>2</sup>. Ideal for two families or for a family who would like to make the purchase profitable by making a rental investment in parallel or for a self-employed professional. The total surface area of 250 m<sup>2</sup> can nevertheless be used in a single dwelling, but which would require modification. Possibility of developing a basement of 158 m<sup>2</sup>. Garden of 2,900 m<sup>2</sup> well planted. Planning permit for swimming pool and pool house. The house is equipped with air conditioning, double glazing, an individual air/water heat pump on heated floors.

Fees and charges :

1 395 000 € fees included

