



PR PROPERTIES  
THE PERFECT HOME  
BY KELLER WILLIAMS

PR PROPERTIES

AGENCY — NICE

BIOT — PROVENCE-ALPES-CÔTE D'AZUR

## Stone farmhouse for sale, sought- after estate in BIOT

€ 2.480.000

PRICE

437 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# Stone farmhouse for sale, sought-after estate in BIOT

EXCEPTIONAL STONE HOUSE WITH GARDEN, POOL AND SEA VIEW. Discover this magnificent house with 8 main rooms located in a secure and highly sought after domain in the charming Provencal village of Biot. Only 20 minutes from Nice airport, 10 minutes from Sophia Antipolis and the sea, close to tennis and 18-hole golf course. Nestled in a popular estate in absolute tranquility, this property offers you a peaceful living environment surrounded by a lush garden with panoramic views of the sea and mountains. With a total area of 463 sqm, this residence is on two levels. On the garden level you will be seduced by the 67 sqm cathedral living room with its beautiful fireplace, the elegant 30 sqm dining room and the independent kitchen. On this level you will also find the 60 sq m master suite with a full bathroom (tub, shower, bidet, toilet) and a large dressing room, as well as another bedroom with its bathroom and dressing room, an office that can serve as an additional bedroom and guest bathroom. The main rooms on this level open onto the terrace and the swimming pool and enjoy

enchanting sea and mountain views. On the ground floor there are 2 en-suite bedrooms with respective bathrooms and dressing rooms, a laundry room, a wine cellar, a boiler room and a large living room/playroom of 70 sq m). All rooms open onto the garden or a terrace, providing natural light and a feeling of space. The two levels are connected by a magnificent staircase and feature a beautiful entrance on each level. The 3745 sq. m. plot, mostly flat, is a true oasis of peace. It features a large swimming pool (13x6 m) with counter-current swimming, a pool house with summer kitchen, a garden, a vegetable garden, and ample storage spaces. A large 2-car garage, a shelter for 2 more vehicles, and numerous parking spaces allow you to keep your vehicles comfortable and receive guests. Quality amenities include stone and wood finishes, underfloor heating, impressive ceiling height, 2 beautiful fireplaces, a large swimming pool for relaxing moments outdoors. After some modernization work, the house will regain its splendor to become an even more exceptional residence....

 **437 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 2.480.000**  
PRICE

## FEATURES



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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