



Villa / Property - Biot - France

Price : 2 465 600 €

Ref : FV12059

Living space : 300 sqm

Land : 2373 sqm.

Bedroom(s) : 6

Bathroom(s) : 3

Shower room(s) : 2

Infinity Swimming pool

Swimming pool

Cellar

Beautiful modern villa located in the popular and secure residential area of "la Vallée Verte", beautiful family villa, bright, in absolute calm, with an unobstructed view of the green hills. Located on a plot of 2373 m2, partly wooded with magnificent oaks. The property of approximately 300 m2, comprises 2 levels, completely and recently renovated (2020-2021) with modern and quality services. Prime location, halfway between Cannes and Nice International Airport. Ideally located 15 minutes from the center of Antibes and close to the beaches.

In the immediate vicinity of the Sophia Antipolis technology park, shops and international schools.

Villa S is composed as follows:

On the ground floor:

- A large reception of 65m2, opening via large bay windows onto a terrace overlooking the garden and the swimming pool, including a large living room with wood stove, dining room, equipped American kitchen, storeroom.
- The sleeping area includes four bedrooms including a master suite and three bath/shower rooms.

The staircase leading to the garden level gives access to: **TO CONTACT US**

HEAD OFFICE
44 Rue Jean Jaurès
06400 CANNES

David *Luxury* Properties
... REAL ESTATE INSTITUTION DUBAI

COMMERCIAL SERVICE
+971 5 44 77 87 95
office@dlpdubai.com

- A large Living room converted into a Home Cinema.
- Two other en-suite bedrooms, each with its own shower room.
- A living room with summer kitchen opening onto a shaded terrace with summer dining room under the arbor.
- A laundry room, a workshop, a large garage, a technical room (boiler room, water softener) and a cellar.

The land, beautifully planted with majestic oaks and mimosas, benefits from large spaces for entertaining on sunny days as well as several relaxation areas:

- 10x5m salt-water infinity pool with south-facing wooden solarium terrace.
- West side, composite wooden terrace in the shade of the sails, converted into a summer lounge.
- North side, "dining area" terrace under the arbor. - A petanque area.

In annex: A 20m² shed that can be converted into an independent studio as well as a garden shed.

Quality services:

- All the rooms of the villa are equipped with reversible air conditioning of the Inverter type. - Thermal insulation (walls and floors of the garden level)
- Double glazing, cupboards, electric blinds, automated gate, alarm, automatic watering.
- Closed garage for 1 car. Also has 3 parking spaces.

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