



### **Superb Provençale villa with pool & sea views, Biot**

**Reference No:** 1298

**Price Euros:** 1,950,000

**Area:** Antibes

**Town:** Biot

**Department:** Alpes Maritimes

**Bedrooms:** 6

**Land Size m<sup>2</sup>:** 2,000

**Habitable space m<sup>2</sup>:** 300

**Full Description:** The villa enjoys an idyllic elevated position amid oak and mimosa forest, in a small gated domaine on a hill near the pretty village of Biot, with panoramic views of the countryside and the coast, of the Fort Carré, the Cap Antibes and to the sea.

Its just 3 mins' drive from the pretty medieval village of Biot with its glass-blowing & pottery workshops, cafés & restaurants. 7 mins to the bustle of the Riviera coast; the beaches and attractions of Antibes & Juan les Pins are 10 mins drive away; and Nice airport is just 20 mins.

Accommodation: The decor throughout is light & airy, contemporary & quality.

Ground floor:

The entrance hall leads into a family living area and dining room, with glass patio doors onto the south-facing terrace, garden and pool.

A spacious lounge with a stone fireplace and glass doors to the terrace.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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The kitchen, one of the jewels of this house: well equipped with beautiful built-in units & appliances, with granite tops and a large central island. Glass doors opening onto the covered south-east terrace, with stunning views to the sea.

Study, with ISDN internet access.

Bedroom 4 with en-suite bathroom: walk-in shower wet room with Phillippe Starke basin set on stone surface. Separate WC. Double doors onto SE facing terrace with views to the sea.

Bedroom 5, with en-suite shower room & WC.

1st floor:

Vast master bedroom suite, south & west-facing with access to private terrace & the pool. Air conditioned + ceiling fan. En-suite bathroom with Phillippe Starke sanitaryware & double marble basins. Huge bath tub. Large walk-in wet room shower.

Bedroom 2, with balcony overlooking the pool. En-suite bathroom & WC.

Bedroom 3, en-suite bathroom (large glass corner shower) & WC.

Lower ground floor:

Independent 1-bedroom apartment, with lounge and shower room and WC.

Double garage, housing the top-of-the-range town gas boiler.

Laundry room.

Possible wine cellar built into the bedrock, for optimum cellaring conditions.

Garden:

Private, quiet & peaceful, and not overlooked. Spectacular Mimosa trees.

A large west-facing terrace overlooks the heated 10m x 5m free-form pool.

A 2nd terrace with private patio area ideal for sundowners, with stone steps to the pool. Lawn with automatic watering. Rockery with Mediterranean shrubs.

Gravel parking for another 4+ cars.

The house being in an elevated position the garden enjoys panoramic views to the south & west, mostly of forested hillsides but also a small sea view.

The surrounding land is not buildable.

The villa was built in 2003 and so still benefits from a 10-year builder's guarantee.

**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, Broadband / ADSL, Development Potential, Double Glazing, Electric Shutters, Fireplace, Heated Pool, Large Rooms, Laundry, Letting Potential, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Terrace, Tile Floors, Traditional roof with gnoise, Workshop

**Nearby Amenities:** Airfield, Beaches, Controlled Access, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

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**View:** Chateau, Hills, Panoramic, Rural, Sea view

**Heating:** Central, Gas, Underfloor, Wood Burning



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