



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

2 499 000 €

For sale house

7 rooms

Surface : 260 m²

Surface of the living : 70 m²

Surface of the land : 2220 m²

Year of construction : 2011

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Excellent

External condition : exceptional

Couverture : tiles

Features :

Piscine chauffée, Grand garage 53 m²,
Domaine fermé, fireplace, Chambres de
plain-pied, double glazing, Automatic
Watering, Laundry room, Automatic gate,
calm

6 bedroom

1 terrace

3 bathrooms

1 shower

4 WC

1 garage

5 parkings

Legal information

2 499 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 6363 Biot

In one of the most sought-after areas of Biot, La Chèvre d'Or, this elegant property of approximately 260 m² enjoys a privileged residential setting, in absolute tranquility. Built on a flat, landscaped plot of 2,220 m², facing south with no overlooking neighbors, the villa features spacious rooms and high-quality finishes. On the ground floor, there is a large entrance hall, a stunning 70 m² reception room with a fireplace and wide sliding glass doors, a fully equipped eat-in kitchen with a pantry/laundry room, as well as two bedrooms, one of which is a suite with double dressing room, bathroom, shower, whirlpool bathtub, and private WC. Upstairs, a master suite with dressing room, bathroom, and WC, plus three additional bedrooms each with their own bathroom and separate toilets. The outdoor areas include a large covered terrace of 73 m², a heated 6 x 11 m swimming pool with hydrotherapy and a built-in cover, a pétanque court, and a...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1190 and 1670 € (reference year 2026)
Document non contractuel - 22/10/2026



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