

ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be



Biot

Ref FRV26

- 4 BEDROOMS
- 3 BATHROOMS
- 5 MINUTES FROM BIOT
- 15 MINUTES FROM ANTIBES
- NICE AIRPORT 30 MINUTES

This modern and stylish 4 bedroom villa has been tastefully furnished and decorated and includes air conditioning throughout and wifi internet. It offers superb views of the medieval village of Biot and is totally private with fully fenced exterior, plenty of parking space and several outside terraces. There is built in Jacuzzi, heated swimming pool and small gym area. It is a delightful home for a family holiday.

The villa is built on two floors, the ground floor entrance opens into a very spacious and bright living/dining room with bay windows opening onto a terrace with Jacuzzi. This terrace runs the length of the villa and leads round to the swimming pool area. The comfortable living room has a decorative fireplace, two lovely sofas, plasma satellite television with DVD player and music system. A spacious dining area with marble table and suede dining chairs is adjacent to the fully equipped kitchen/breakfast room which is spacious, modern and bright. Also at this level is a guest cloakroom and there is a small exercise area with gym apparatus in the garage. Here also is a lovely double bedroom with views of Biot village, a small television and doors opening onto the terrace leading to the swimming pool area. This has its own bathroom with bath tub and shower.

The three remaining bedrooms are on the first floor and all have parquet flooring, beautiful Provencal furniture and open onto a tiled terrace offering views of Biot village and distant sea views; a Master bedroom with king-size bed, a small television and en suite bathroom with bath and walk in shower. Two double bedrooms share a bathroom with bath tub and separate shower. The living room terrace leads to the gated swimming pool area.

There is a long, stone table with chairs and awning, ideal of outside dining. The 12 x 5 metre heated, gated swimming pool with Roman steps is surrounded by sunbathing terraces and benefits from superb views. There is small pool house with comfortable sofas, together with bar. To the rear there is a modern shower and cloakroom. The gardens are pretty and there is small lawned area to one side of the villa where children can play.



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