

215 000 €

For sale maison de village

4 rooms

Surface : 43 m<sup>2</sup>

Exposition : Sud nord

Hot water : Gaz

Inner condition : to renovate

2 bedroom

1 bathroom

1 WC

1 cellar



## Maison de village 23 Biot

**RENOVATION REQUIRED.** Ideally located in the heart of the village of BIOT. Charming little terraced house of 43m<sup>2</sup> on 2 levels. On the 1st floor, a living room with a kitchen, on the 2nd floor, 2 bedrooms and a bathroom. Close to the village (shops, restaurants, etc.). Major renovations are required. Strong rental potential. In addition, a separate single-story cellar of approximately 25m<sup>2</sup> completes this house.

## Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 700 and 1000 € (reference year 2021)  
Document non contractuel - 26/04/2025

