



## EZE - RESIDENTIAL AREA - VILLA SEA VIEW

For sale

2 975 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>District</i> <b>Èze</b>	<i>City</i> <b>Èze</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>211 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>3</b>
<i>Box</i> <b>1</b>	<i>Condition</i> <b>Luxurious services</b>	<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>VF1495</b>

Strong potential for renovation and modernization for this villa ideally located in the immediate vicinity of Monaco (less than 10 minutes), in the heart of a residential area, offering a stunning sea view

Individual Villa of 210sqm, 4 bedrooms, an office area, a storage room, a cellar, a basement that can be converted.

1900sqm garden including large terraces, swimming pool offering a panoramic view of the Mediterranean.

On the ground floor:

An entrance leading to a spacious double cathedral living room with fireplace, opened by large bay windows to the outside and enjoying a spectacular view of the sea, an equipped kitchen, 3 bedrooms and bathrooms. Access to the garage, laundry room and cellar from the house

On the first level, spacious en-suite bedroom with dressing room, bathroom with bathtub, shower and toilet as well as an office.

A Basement with independent entrance

Large garage, a laundry room as well as a small service studio.



The secure property has a double entrance and several parking spaces.

Fees are payable by the vendor.

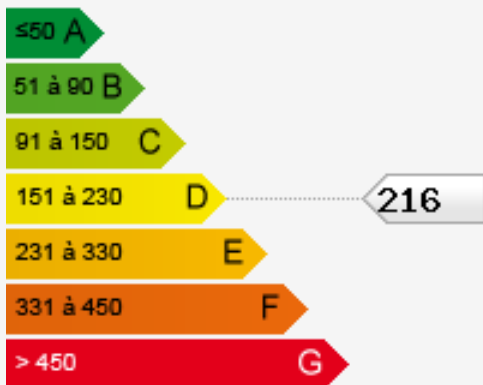
Bien soumis à un état des risques naturels et des pollutions consultable sur le site Géorisques : <https://georisques.gouv.fr/>







Consommations énergétiques



Émissions de gaz à effet de serre

