

## For sale France - Èze

SAINT-LAURENT D'ÈZE - VILLA - SWIMMING POOL & GARAGE

# 1.790.000 €

| 5 | 4 | 2 | 120 sqm | 1 |
|---|---|---|---|---|
| Rooms | Bedrooms | Bathrooms | Total area | Parking |

In a private and secure domain near Monaco, this villa benefits from a quiet environment and a beautiful luminosity. It offers beautiful volumes, four bedrooms and a large living room opening onto the terrace and the garden with swimming pool. A large garage and several parking spaces complete the property.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

VF1654

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This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

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## Property features

| | | | |
|---|---|---|---|
| Product type : | Villa | Num rooms : | 5 rooms |
| District : | Èze | City : | Èze |
| Country : | France | Living area : | 120 m² |
| Terrace area : | 10 m² | Bedrooms : | 4 |
| Bathrooms : | 2 | Parking : | 1 |
| Condition : | Good condition | View : | View of the mountains and the sea |
| Release date : | Available | Ref. : | VF1654 |

## Descriptions

Located within a gated and secure estate in immediate proximity to Monaco, this elegant villa enjoys a particularly peaceful setting and optimal sunlight.

Bathed in natural light, the property offers generous volumes and a harmonious layout. It comprises a master bedroom, a bedroom/dressing room and, upstairs, two bedrooms with a terrace and a bathroom.

The spacious living and dining area opens generously onto the garden and terrace, creating a seamless connection between the indoor and outdoor spaces.

Outside, a pleasant garden with a swimming pool provides an ideal setting for relaxation.

The villa also features a laundry room, a large garage and several parking spaces.

Agency fees are payable by the seller unless otherwise stipulated in the mandate.

Estimated annual energy costs for standard use: between €1,812 and €2,452. Average energy prices indexed to 2021.

Property subject to co-ownership regulations, comprising 43 lots in total, including 11 residential units.

Information regarding natural risks and pollution is available on the Géorisques website: https://georisques.gouv.fr/



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