BARNES INTERNATIONAL REALTY | Valeri Agency MONACO

SOLE AGENT

## For sale France - Èze

ÈZE - 4-BEDROOM HOUSE - PERFECT CONDITION

**990.000 €**

| 5 | 4 | 3 | 112 sqm | 2 |
|---|---|---|---|---|
| Rooms | Bedrooms | Bathrooms | Total area | Parkings |

Discover this magnificent house in Eze, combining modern comfort and village charm, with terrace, garden and swimming pool within the residence, ideal for enjoying the sweetness of life of the French Riviera.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

VF1534

Tél : +377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com



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 : | House | Num rooms : | 5 rooms |
| District : | Èze | City : | Èze |
| Country : | France | Living area : | 112 m² |
| Bedrooms : | 4 | Bathrooms : | 3 |
| Parkings : | 2 | Annual costs : | 1 260 € |
| Condition : | Very good condition | View : | MOUNTAIN |
| Exposure : | SOUTH | Release date : | Available |
| Ref. : | VF1534 | | |

## Descriptions

Located in the heart of the village of Èze, this 112 sqm semi-detached house, adjoining on one side only, enjoys a pleasant setting within immediate proximity to local amenities.

In excellent condition, the property benefits from attractive outdoor spaces, including a pleasant terrace and a private garden.

Arranged over two levels, it comprises:

On the ground floor: an entrance hall with storage, a bedroom with dressing room, a bedroom with built-in wardrobe, a bedroom with an en-suite shower room and WC, as well as a main shower room with WC.

On the garden level: a living room with fireplace and a fully equipped open-plan kitchen, a bedroom with bathroom and dressing room, as well as a guest WC.

The residence also features a beautiful swimming pool.

Two parking spaces complete the property.

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

Estimated annual energy costs for standard use: between €1,340 and €1,900. Average energy prices indexed to 2023.

Property subject to co-ownership regulations.

Information regarding natural risks and pollution is available on the Géorisques website.



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