



**For sale France - Èze**  
**SAINT-LAURENT-D'ÈZE - VILLA - POOL**

**2.500.000 €**

**6**  
Rooms

**4**  
Bedrooms

**3**  
Bathrooms

**250 sqm**  
Total area

**1**  
Parking

Just a few minutes from Monaco, this 6-room villa with sea views has a beautiful garden with a swimming pool and offers an ideal living environment for a family.

7 Avenue des Papalins  
« Immeuble Michelangelo »  
98000 Monaco

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## Property features

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Product type :	Villa	Num rooms :	6
City :	Èze	Country :	France
Living area :	250 m <sup>2</sup>	Garden area :	1 500 m <sup>2</sup>
Bedrooms :	4	Bathrooms :	3
Parking :	1	Box :	1
Condition :	Very good condition	View :	Sea and mountain views
Exposure :	Southeast	Ref. :	VF1604

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## Descriptions

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Close to the Principality of Monaco, this beautiful villa in perfect condition of 6 rooms, including 4 bedrooms, benefits from a beautiful sea and mountain view as well as a superb exposure throughout the day.

The property is composed as follows:

- On the garden level: an entrance, a living room of 150 m<sup>2</sup>, a dining room, a living room, an American kitchen with central island, a bedroom and a guest toilet.

- On the 1st level: a master bedroom with bathroom, terrace, sea view, a dressing room, an office/library area, a large bedroom with bathroom, a bedroom with shower room and toilet and a second entrance.

The villa has a garden of about 1,500 m<sup>2</sup> with a large swimming pool, summer kitchen, petanque court as well as numerous terraces.

A closed garage as well as numerous outdoor parking spaces (+ 6 cars).

Ideal for a family wanting a comfortable home and less than ten minutes from Monaco.

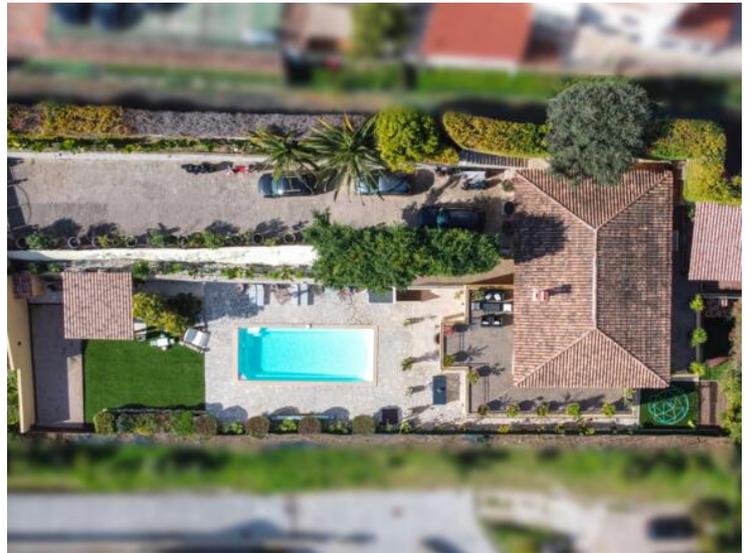
The fees are payable by the seller unless otherwise stipulated in the mandate.

Estimated annual energy expenditure for standard use: between €1,740 and €2,420. Average energy prices indexed in 2023.

The property is not subject to the co-ownership regime.

Subject to a report of natural risks and pollution that can be consulted on the Georisks website: <https://georisques.gouv.fr/>





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