



## ÈZE - SEA VIEW VILLA WITH POOL - CLOSE TO MONACO

For sale

2 975 000 €

<i>Product type</i> <b>Villa</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>4</b>
<i>Box</i> <b>1</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Panoramic sea view</b>	<i>Exposure</i> <b>South-East</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>VF1488</b>

Villa of 210 sqm with land close to Monaco and magnificent sea and nature views. To visit without delay, High potential for renovation and modernization!

Ideally located in the immediate vicinity of Monaco (less than 10 minutes), in the heart of a residential area, Villa with Sea View, Swimming pool and garage.

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 that can be converted into a games area or a cinema room. You will also find at the large garage, a laundry room as well as a small service studio.

The secure property has several parking spaces.

To visit without delay, Strong potential for renovation and modernization!

Diagnostics are in progress.

The property is subject to a statement of natural risks and pollution that can be consulted on the Géorisques website: <https://georisques.gouv.fr/>



