

Eze - Exceptional rooftop villa

For sale

1 149 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 108 m²	<i>Terrace area</i> 150 m²	<i>Land area</i> 495 m²	<i>Garden area</i> 495 m²
<i>Total area</i> 258 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 2	<i>Parkings</i> 2
<i>Cellars</i> 3	<i>View</i> Unobstructed view	<i>Exposure</i> South	<i>Ref.</i> 84589921

Just minutes from Monaco, this unique rooftop villa offers spectacular 180° views of the Mediterranean Sea and the medieval castle of Èze. This rare duplex combines large outdoor spaces on each level with a contemporary 3-room layout that enhances its spaciousness.

The first floor opens onto a vast, luminous living room, complete with fireplace and fully-equipped open kitchen. This living space opens onto a superb 110 m² terrace, perfect for enjoying open-air moments with an unobstructed view.

Currently configured as a 3-room apartment, this property offers spacious, comfortable living. However, it is possible to recreate an additional bedroom on the first floor, as required.

Also on this level is a bedroom with en suite bathroom and guest WC.

Upstairs, the master suite offers a truly relaxing space, with a fireplace, a bathroom equipped with a hammam, a large dressing room and access to a private 40 m² terrace overlooking the sea and the



surrounding area.

The property is complemented by a private landscaped garden of 495 m², offering a haven of peace and greenery.

Two private parking spaces are included. Cellars are also available.

The condominium boasts a rooftop swimming pool with breathtaking views of the Mediterranean.

A rare property combining exceptional outdoor space, generous volumes and proximity to Monaco.

Fees charge seller.

ENERGY CLASS: 108 C CLIMATE CLASS: 6 B ECD established January 23, 2019 (update in progress for new diagnosis)

Estimated average annual energy expenditure for standard use, based on 2015 energy prices: euros718

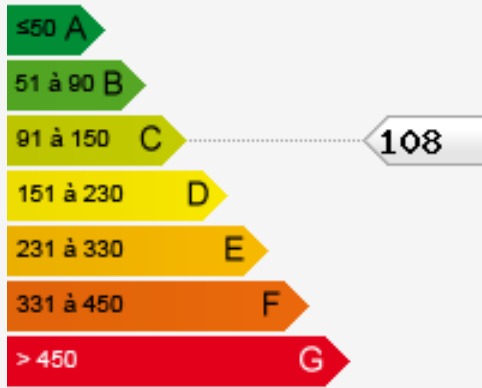
Property subject to condominium status Number of lots: 8

Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr





Consommations énergétiques



Émissions de gaz à effet de serre

