



## BEAUTIFUL 3 BEDROOM FAMILY HOUSE, BEAUTIFUL TERRACE, UNOBSTRUCTED VIEW

For sale

990 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>City</i> <b>Èze</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>100 m<sup>2</sup></b>	<i>Terrace area</i> <b>50 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>
<i>Parkings</i> <b>4</b>	<i>Annual costs</i> <b>1 200 €</b>	<i>Condition</i> <b>Very good condition</b>	<i>Furnished</i> <b>Yes</b>
<i>View</i> <b>MOUNTAIN CLEARANCE</b>	<i>Exposure</i> <b>SOUTH - SOUTH EAST</b>	<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>NRFEZE- 0023</b>

Family house - Eze Village

20 minutes from Monaco - Secure private estate with swimming pool

Only twenty minutes from Monaco, in a secure private domain with a communal swimming pool, this house combines calm, functionality and quality services. A structured property, without loss of space, designed for comfortable use all year round as well as a second home.

Main Level:

- Beautiful entrance
- Guest toilet



- To the left: a bedroom with private shower room, large dressing cupboard, unobstructed mountain view
- Right: very large attached garage

The living space then opens up to:

- A spacious living room with fireplace
- A top-of-the-range open kitchen (installed 2 years ago), perfectly equipped: oven, microwave, plate warmer, dishwasher
- Direct access to a superb terrace of approximately 45 to 50 m<sup>2</sup>

The terrace offers an unobstructed view of the mountains. A wide awning allows a large part of the surface to be shaded comfortably.

Garden level

There is a particularly pleasant additional sleeping area:

- Office area
- Two bedrooms
- A shower room
- Separate WC
- Large air-conditioned dressing room
- Pantry under the stairs

**The two bedrooms on the garden level have direct access to the garden.**

A real plus for a family, to entertain, or simply to enjoy an additional exterior in complete privacy.

Technical services

- Reversible air conditioning
- Gas installation
- Water filtration system at the general inlet (filtered water throughout the house)
- Secure private area Communal swimming pool



## Parking

4 parking spaces + 1 garage





