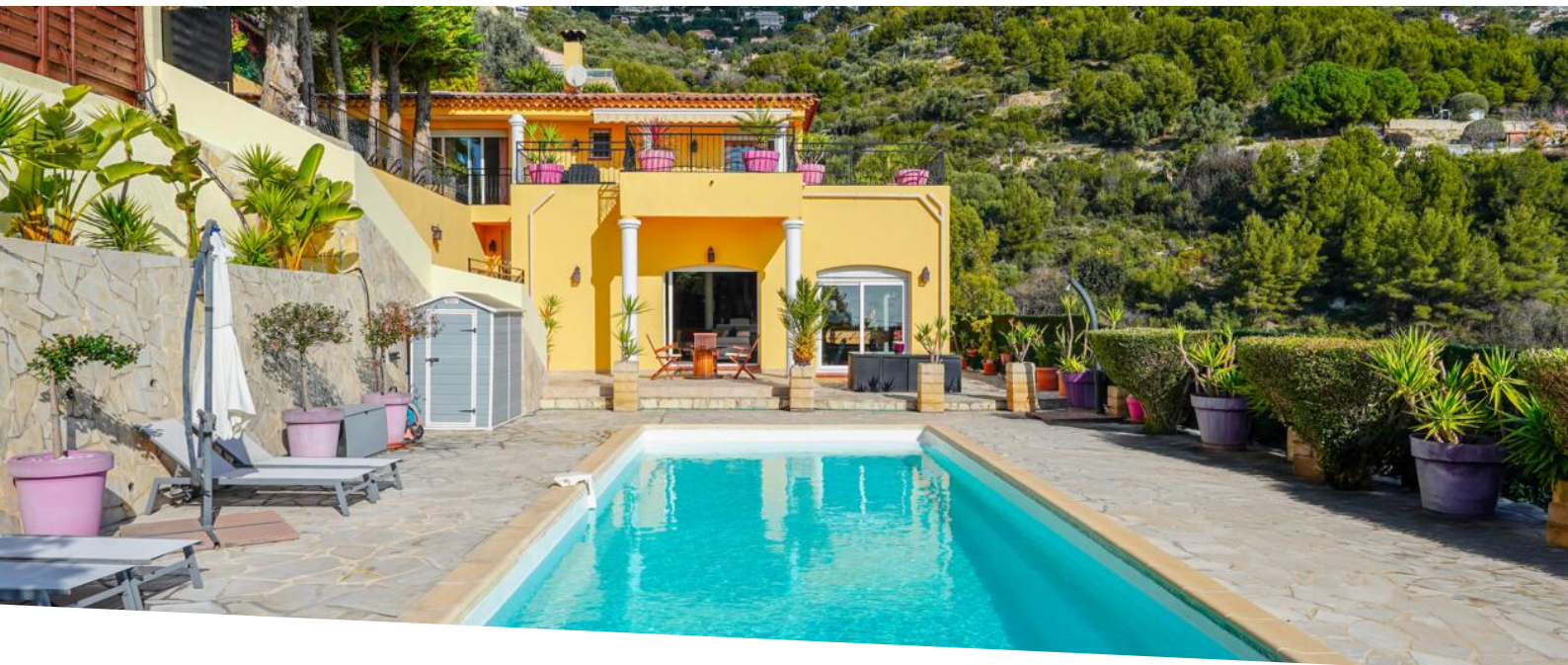




SAINT-LAURENT-D'ÈZE - VILLA - POOL

For sale

2 200 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 230 m²	<i>Garden area</i> 1 500 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 3
<i>Parking</i> 1	<i>Box</i> 1
<i>Condition</i> Very good condition	<i>View</i> Sea and mountain views
<i>Exposure</i> Southeast	<i>Ref.</i> VF1604

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.

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 140 sq.m, a dining room, a living room, an American kitchen with central island, a bedroom and a guest toilet.



[MonteCarlo-RealEstate.com](https://montecarlo-realestate.com)

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Ref. : VF1604

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- 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, with a total floor area of 250 sq.m (230 sq.m of living space), features a garden of approximately 1,500 sq.m with a large swimming pool, an outdoor kitchen, a pétanque court and 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.

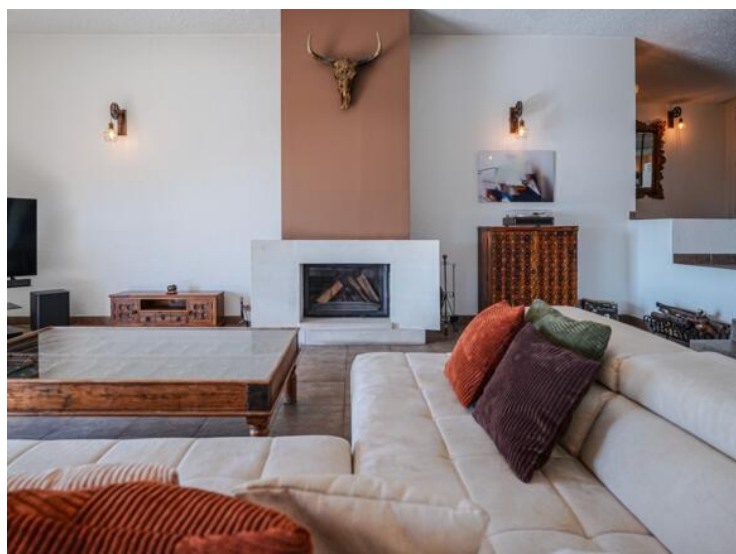
The fees are payable by the seller unless otherwise stipulated in the mandate.

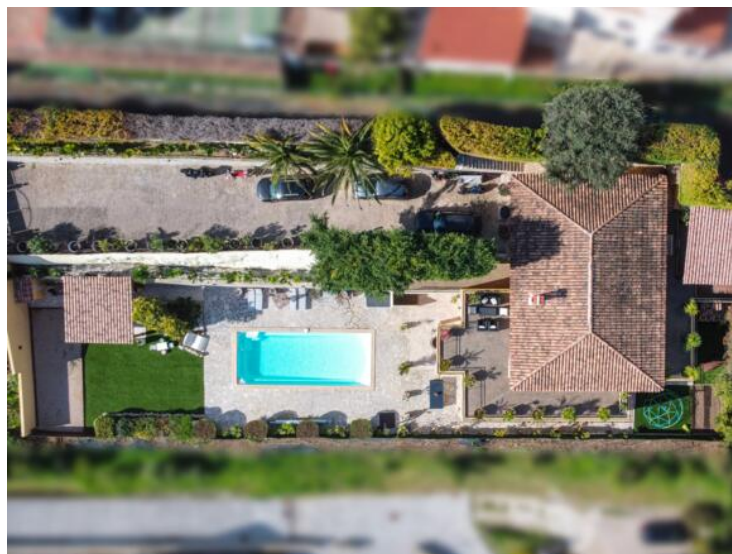
Estimated annual energy expenditure for standard use: between €1,740 and €2,420. Average energy prices indexed in 2023.

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

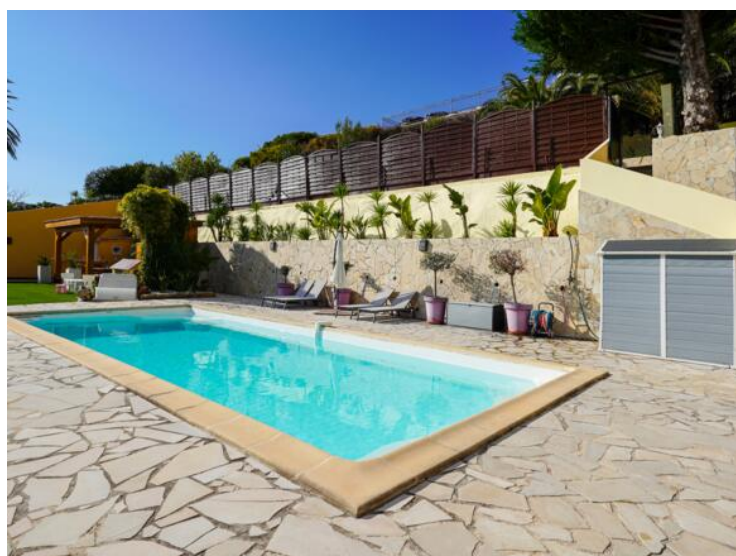
Subject to a report of natural risks and pollution that can be consulted on the Georisks website:
<https://georisques.gouv.fr/>





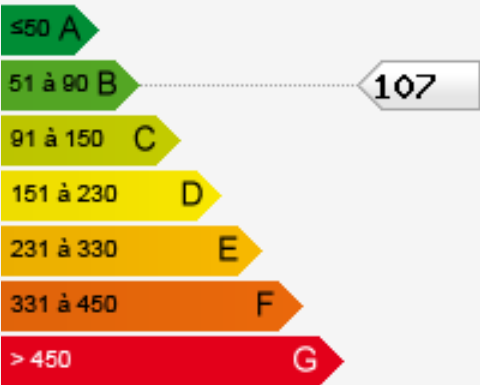








Consommations énergétiques



Émissions de gaz à effet de serre

