



## ÈZE - 4-BEDROOM HOUSE - PERFECT CONDITION

For sale

Sole agent

990 000 €

|                                                |                                         |
|------------------------------------------------|-----------------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>5 rooms</b>      |
| <i>District</i><br><b>Èze</b>                  | <i>City</i><br><b>Èze</b>               |
| <i>Country</i><br><b>France</b>                | <i>Living area</i><br><b>112 m²</b>     |
| <i>Bedrooms</i><br><b>4</b>                    | <i>Bathrooms</i><br><b>3</b>            |
| <i>Parkings</i><br><b>2</b>                    | <i>Annual costs</i><br><b>1 260 €</b>   |
| <i>Condition</i><br><b>Very good condition</b> | <i>View</i><br><b>MOUNTAIN</b>          |
| <i>Exposure</i><br><b>SOUTH</b>                | <i>Release date</i><br><b>Available</b> |
| <i>Ref.</i><br><b>VF1534</b>                   |                                         |

Discover this magnificent house in Eze, combining modern comfort and village charm, with terrace, garden and swimming pool within the residence, ideal for enjoying the sweetness of life of the French Riviera.

Located in the heart of the village of Èze, this 112 sqm semi-detached house, adjoining on one side only, enjoys a pleasant setting within immediate proximity to local amenities.

In excellent condition, the property benefits from attractive outdoor spaces, including a pleasant terrace and a private garden.



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Arranged over two levels, it comprises:

On the ground floor: an entrance hall with storage, a bedroom with dressing room, a bedroom with built-in wardrobe, a bedroom with an en-suite shower room and WC, as well as a main shower room with WC.

On the garden level: a living room with fireplace and a fully equipped open-plan kitchen, a bedroom with bathroom and dressing room, as well as a guest WC.

The residence also features a beautiful swimming pool.

Two parking spaces complete the property.

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

Estimated annual energy costs for standard use: between €1,340 and €1,900. Average energy prices indexed to 2023.

Property subject to co-ownership regulations.

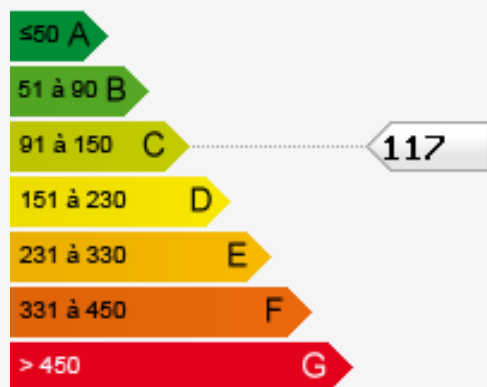
Information regarding natural risks and pollution is available on the Géorisques website.







### Consommations énergétiques



### Émissions de gaz à effet de serre

