

Villa Eze Village Exceptional villa with sea view



## Villa Eze Village Exceptional villa with sea view

**3 500 000 €**

Agency fees borne by the vendor

LIVING SURFACE 178 m<sup>2</sup>

LAND 1500 m<sup>2</sup>

BEDROOMS 4

VIEW Sea

Located between Nice and Monaco below the moyenne corniche with access by a private funicular, magnificent villa on a terraced plot of 1500 m<sup>2</sup> with several terraces and gardens as well as an infinity pool overlooking Eze -sur-Mer. The villa is composed of 3 levels: the living space at the level of the swimming pool with a large double living room - dining room and a large equipped American kitchen.

Upstairs is the sleeping area consisting of 4 bedrooms including the master bedroom, a bathroom with jacuzzi, 2 shower rooms, dressing room. A beautiful terrace with barbecue area An infinity pool, a very pleasant garden area with fruit trees and vegetation. An outbuilding consisting of two bedrooms, a bathroom and a laundry room. A large garage that can hold 3 cars + 2 parking spaces

### Property details

HEATING SYSTEM

Reversible air-conditioning

CELLAR

Yes

GARAGE

3

DPE

C (139 kWh/m<sup>2</sup>/year)

ORIENTATION

South, East

ELEVATOR

Yes

PARKING

3

GES

A (4 kg CO<sub>2</sub>/m<sup>2</sup>/year)

PROPERTY CONDITION

Good

POOL

Yes

LAND TAX

3 165 € / year























































