



## Villa for sale in Èze Bord de Mer

For sale France

2 600 000 €

|                 |          |             |         |
|-----------------|----------|-------------|---------|
| Type            | For sale | Living area | 238 sqm |
| Product type    | House    |             |         |
| Number of rooms | 8        |             |         |
| City            | Èze      |             |         |
| Country         | France   |             |         |

### Èze Seaside :

Discover this property with a unique character, located in a quiet residential area.

Embellished with rare species, you'll be enchanted by the large 1,475 m<sup>2</sup> exotic garden.

Its flat terrain, immediate proximity to beaches and peaceful surroundings will enable you to make the most of the property. In addition to the unique garden, you'll find a lovely swimming pool and barbecue area that blend into the surrounding nature and plants.

The main house of around 240 m<sup>2</sup> is divided into two apartments: on the garden level, we find a double living room, a dining room/kitchen, three bedrooms, a bathroom, a shower room and a dressing room. To the rear, a large room with toilet serves as a laundry room/cellar. On the upper level, the apartment features a living room with open kitchen opening onto a terrace, two bedrooms, one with shower, a mezzanine with bedroom and study, and a bathroom.

At the rear of the garden is a small independent apartment.

There's also a small gym, a workshop and two parking spaces.

A must-see!. Product in collaboration with Sud Azur properties.





**MONACO PROPERTIES**  
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

Monaco Properties

14, boulevard d'Italie  
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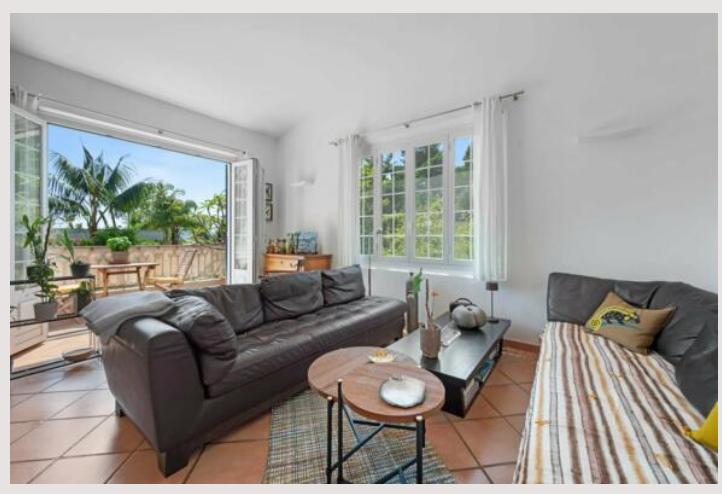
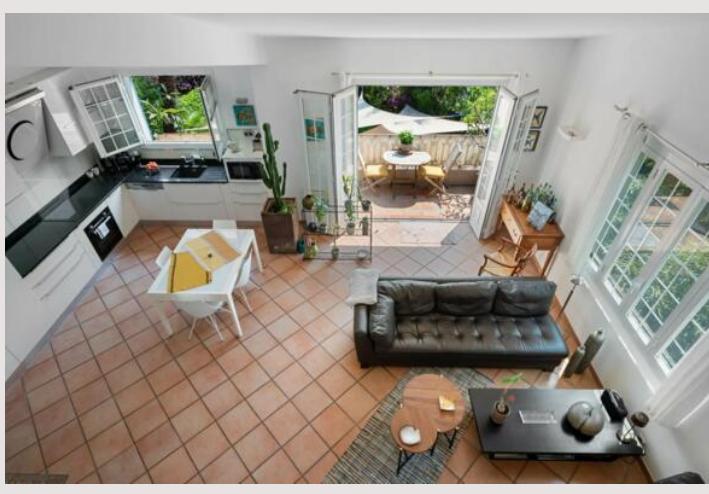
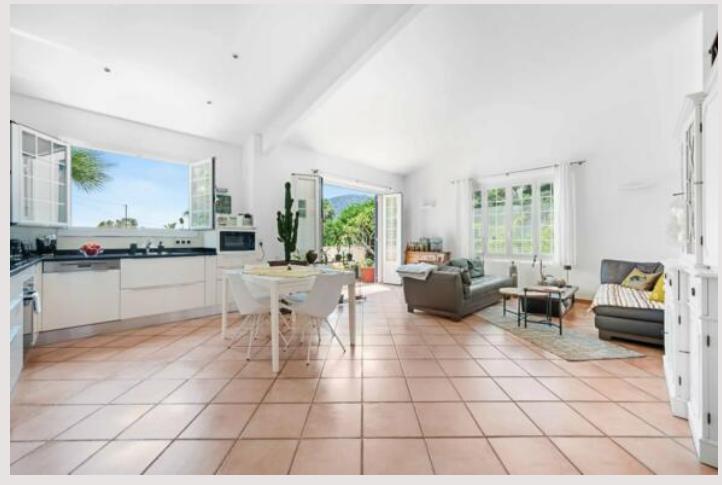
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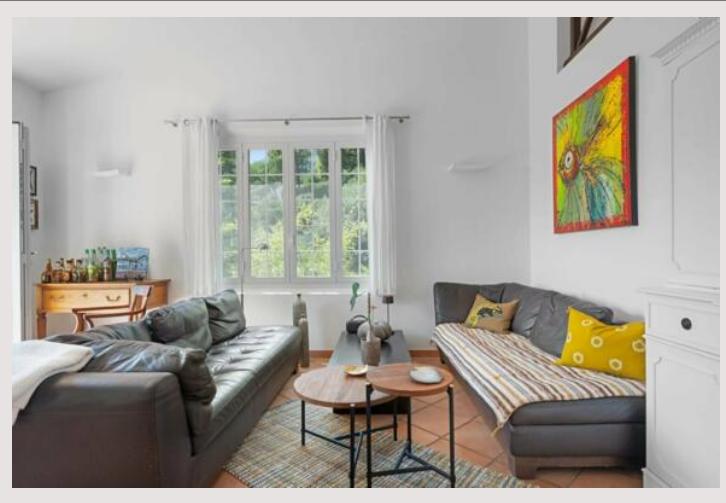
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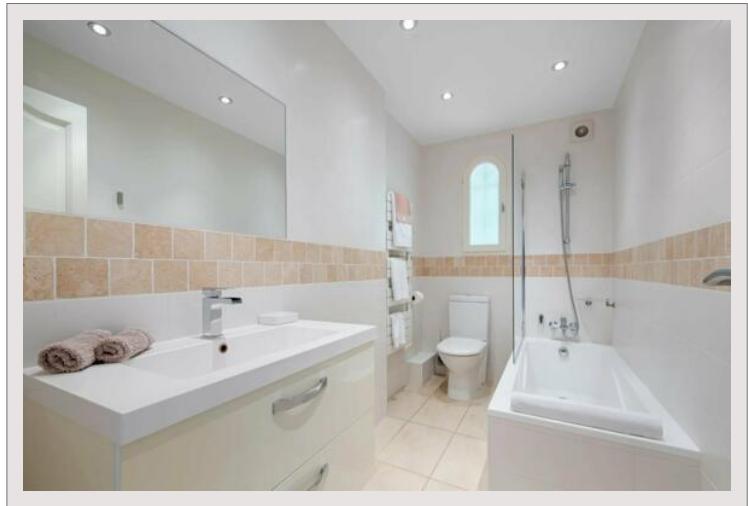
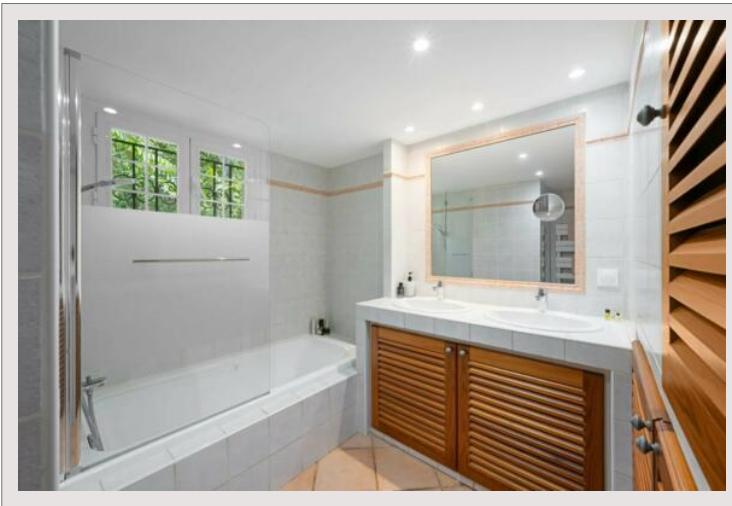
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