

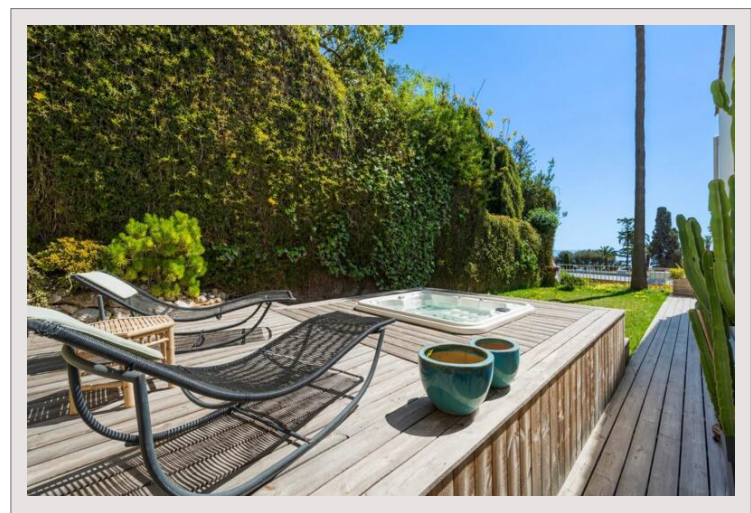
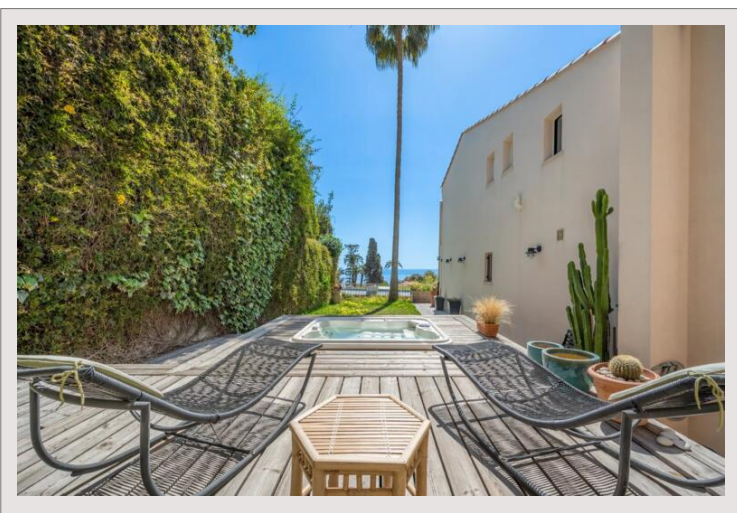
**Elegant semi detached – Sea View, Flat Garden & Walking Distance to the Beach**

**For sale France**

**1 550 000 €**

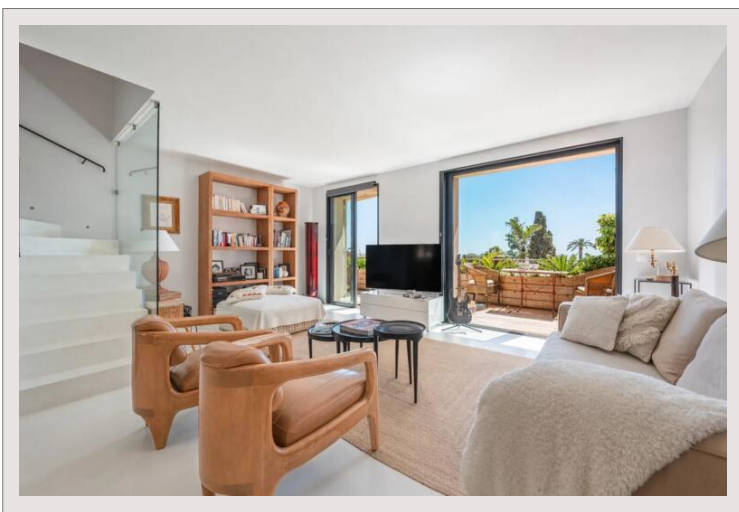
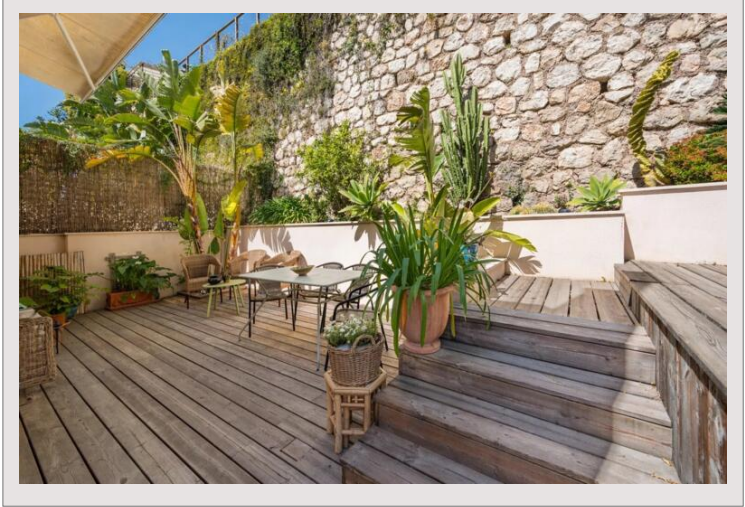
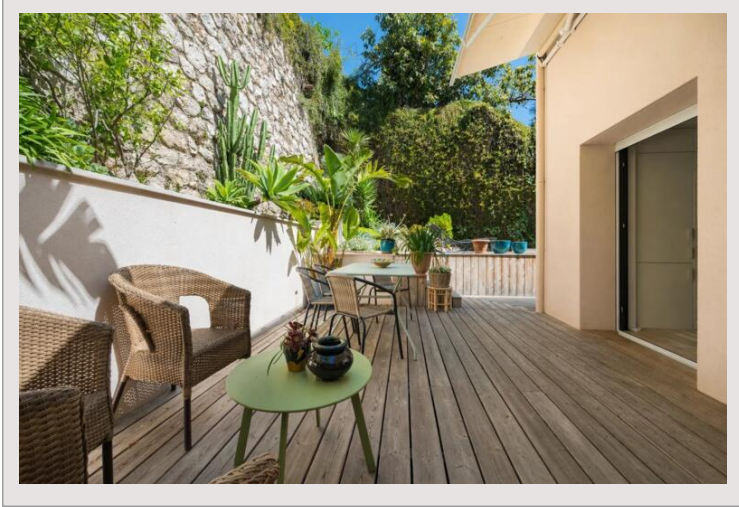
Type	For sale	Living area	144 sqm
Product type	House		
Number of rooms	4		
City	Èze		
Country	France		

ÈZE BORD DE MER — Just a few steps from the beaches and at the gateway to Monaco, this elegant villa of 144 sqm enjoys a rare location, offering easy access and immediate proximity to the sea and coastline. Fully renovated with great care, the property is in  condition and features high-quality finishes along with refined décor. Discreetly semi-detached on one side only, it preserves privacy and a comfortable lifestyle. Built over three levels, it is composed as follows: On the ground floor, an entrance leads to a first bedroom with its en-suite bathroom and dressing room, as well as a laundry room. On the main level, the living area features a spacious lounge with an open-plan kitchen. The entire space opens onto two large terraces, at the front and the rear, both providing direct access to the flat garden and its jacuzzi. These outdoor areas naturally extend the living space, creating a fluid and harmonious layout, all oriented toward a beautiful sea view. On the upper floor, two additional bedrooms, each with its own en-suite bathroom, including a superb principal suite benefiting from a private Tropezian-style terrace with sea view, as well as a full bathroom with bathtub, shower, and double vanity. Two parking spaces complete this property.. Product in collaboration with Sud Azur properties.



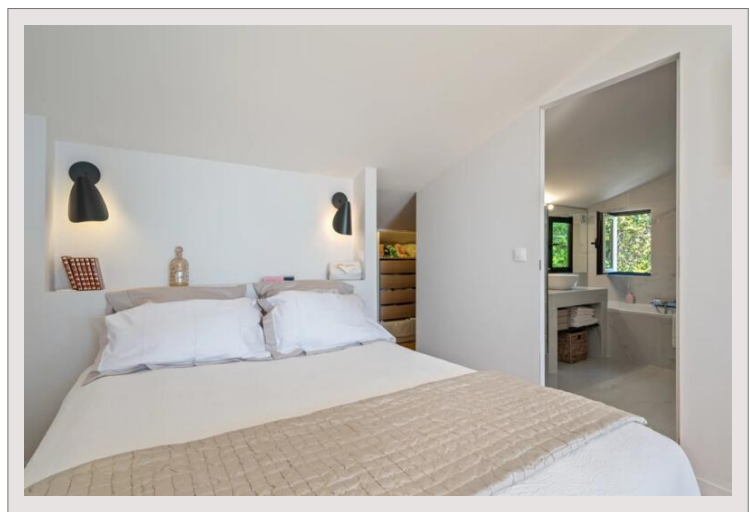
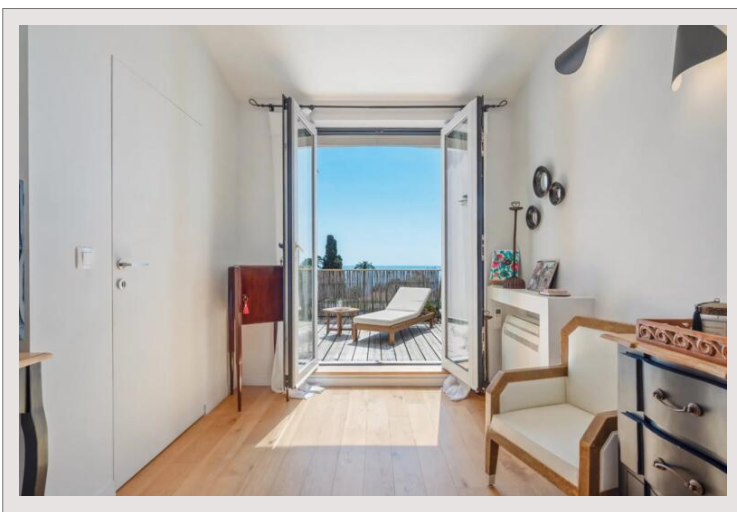
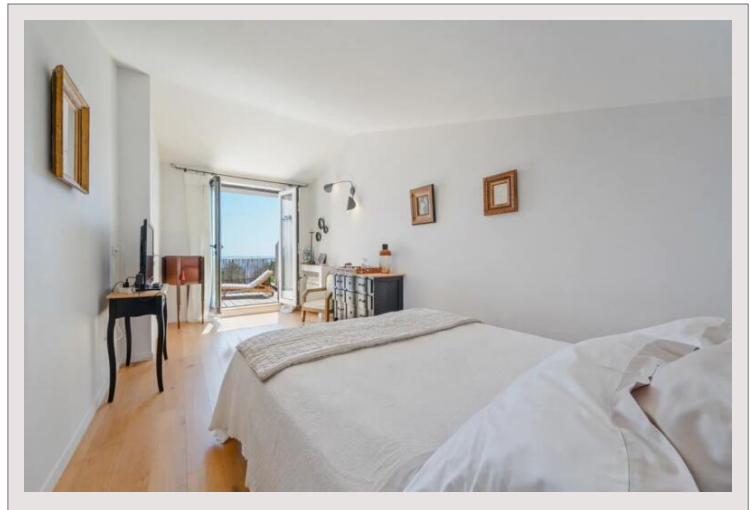
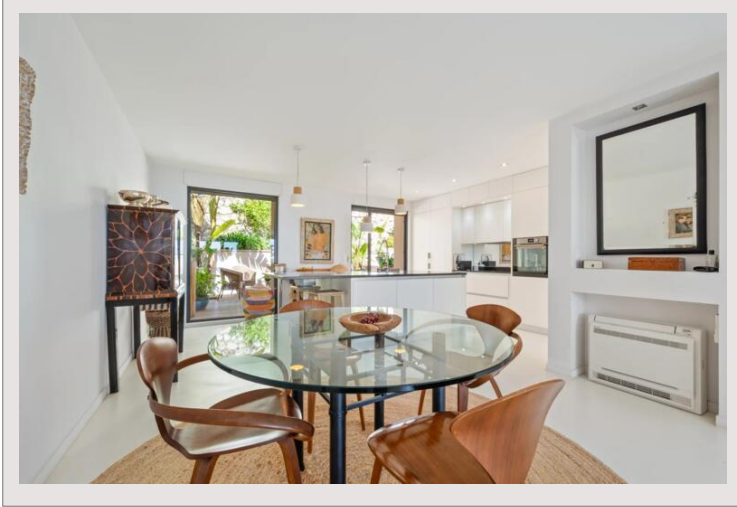


## Elegant semi detached – Sea View, Flat Garden & Walking Distance to the Beach





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