



EZE Seaside: Charming property 230sqm

For sale

3 300 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 171,65 m²	<i>Land area</i> 581 m²	<i>Total area</i> 227,25 m²	<i>Bedrooms</i> 3
<i>Ref.</i> 6705677			

Nestled in a magical setting with a view of Saint Jean Cap Ferrat, this serene villa of 171.7 sqm living space (230 sqm floor space) spans two levels.

On the first level, find two comfortable bedrooms and a private studio, each with their own bathroom, providing privacy and comfort. The ground floor features a spacious 51 sqm living room and a 25 sqm kitchen and dining area, creating a welcoming and bright living space.

Outside, the villa benefits from five parking spaces located on the roof. An approximately 42 sqm annex with a sea view offers potential to be transformed into a service studio or a gym. The possibility of adding a pool and installing an elevator further enhances this exceptional property.

Fees charge seller.

ENERGY CLASS EPD 119 D CLIMATE CLASS GHG 33 D DPE established on 10/12/2021

Estimated average amount of annual energy expenditure for standard use, energy price base for year 2021 between euros1,620 and euros2,260



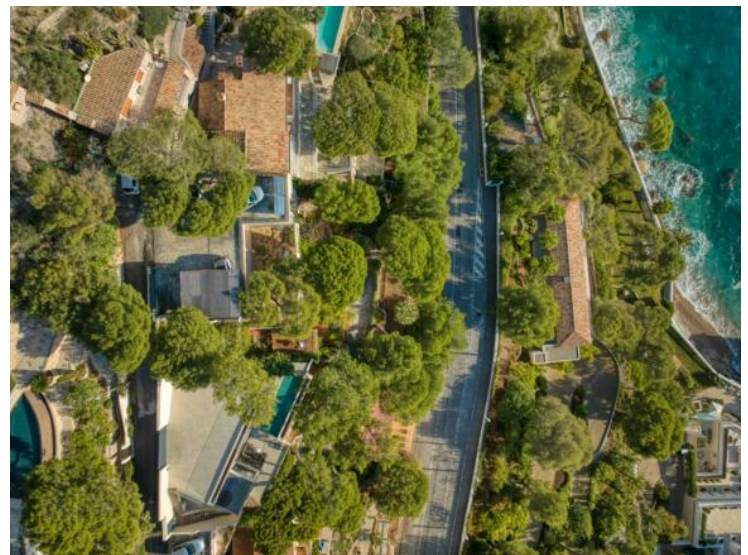
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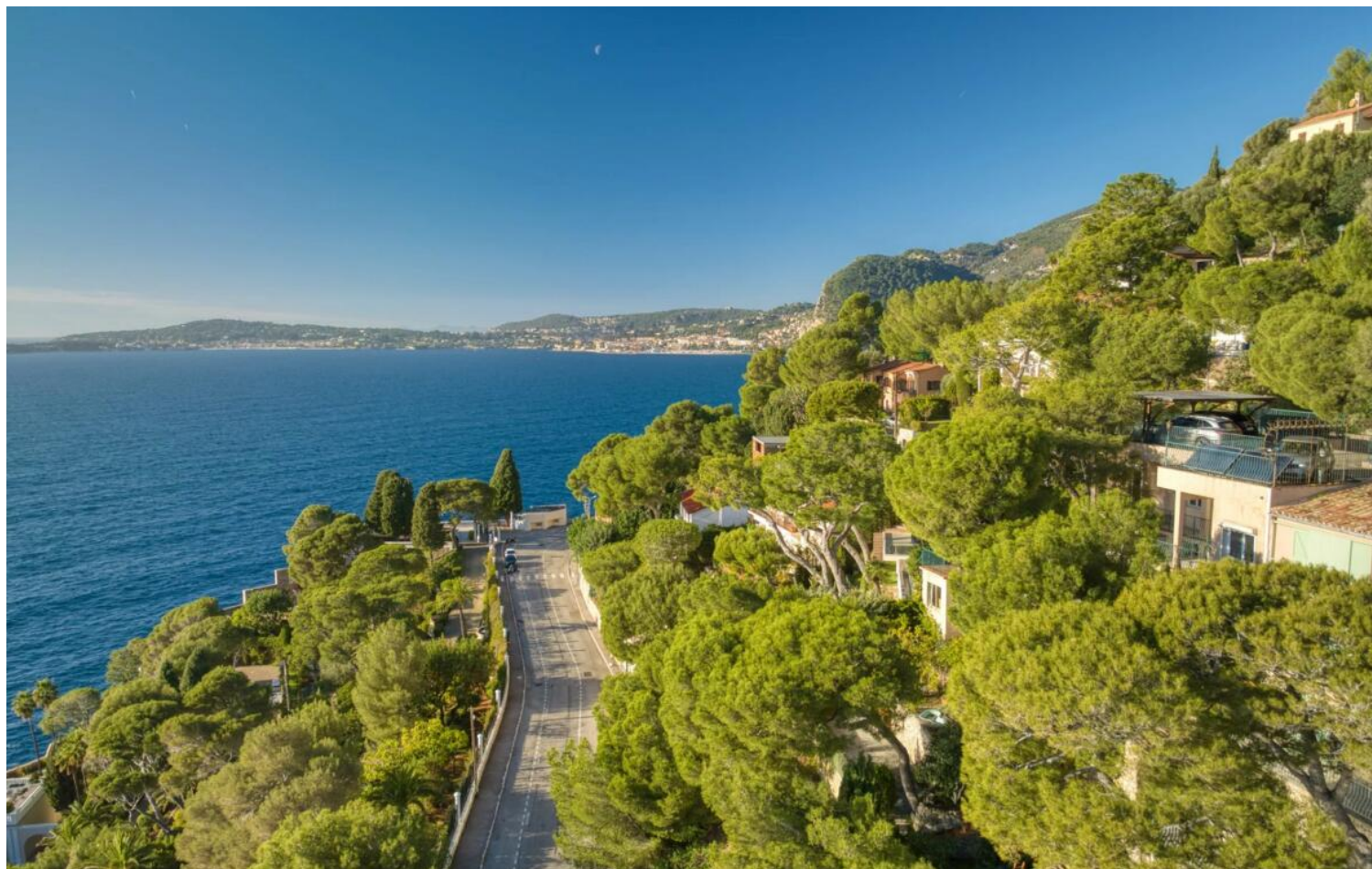
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Information on the risks to which this property is exposed is available on the Georisques georisques.gouv.fr website.





Diagnostic de Performances Énergétiques

