



LIMANDAT

REAL ESTATE

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Eze - Exceptional rooftop villa

For sale

1 149 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 108 m²	<i>Terrace area</i> 150 m²	<i>Land area</i> 495 m²	<i>Garden area</i> 495 m²
<i>Total area</i> 258 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 2	<i>Parkings</i> 2
<i>Cellars</i> 3	<i>View</i> Unobstructed view	<i>Exposure</i> South	<i>Ref.</i> 84589921

Just minutes from Monaco, this unique rooftop villa offers spectacular 180° views of the Mediterranean Sea and the medieval castle of Èze. This rare duplex combines large outdoor spaces on each level with a contemporary 3-room layout that enhances its spaciousness.

The first floor opens onto a vast, luminous living room, complete with fireplace and fully-equipped open kitchen. This living space opens onto a superb 110 m² terrace, perfect for enjoying open-air moments with an unobstructed view.

Currently configured as a 3-room apartment, this property offers spacious, comfortable living. However, it is possible to recreate an additional bedroom on the first floor, as required.

Also on this level is a bedroom with en suite bathroom and guest WC.

Upstairs, the master suite offers a truly relaxing space, with a fireplace, a bathroom equipped with a hammam, a large dressing room and access to a private 40 m² terrace overlooking the sea and the



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Page
1/4

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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

surrounding area.

The property is complemented by a private landscaped garden of 495 m², offering a haven of peace and greenery.

Two private parking spaces are included. Cellars are also available.

The condominium boasts a rooftop swimming pool with breathtaking views of the Mediterranean.

A rare property combining exceptional outdoor space, generous volumes and proximity to Monaco.

Fees charge seller.

ENERGY CLASS: 108 C CLIMATE CLASS: 6 B ECD established January 23, 2019 (update in progress for new diagnosis)

Estimated average annual energy expenditure for standard use, based on 2015 energy prices: euros718

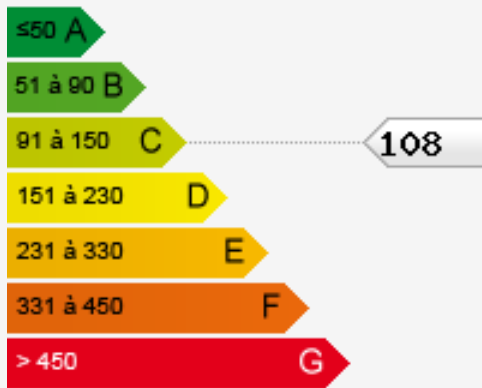
Property subject to condominium status Number of lots: 8

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





Consommations énergétiques



Émissions de gaz à effet de serre

