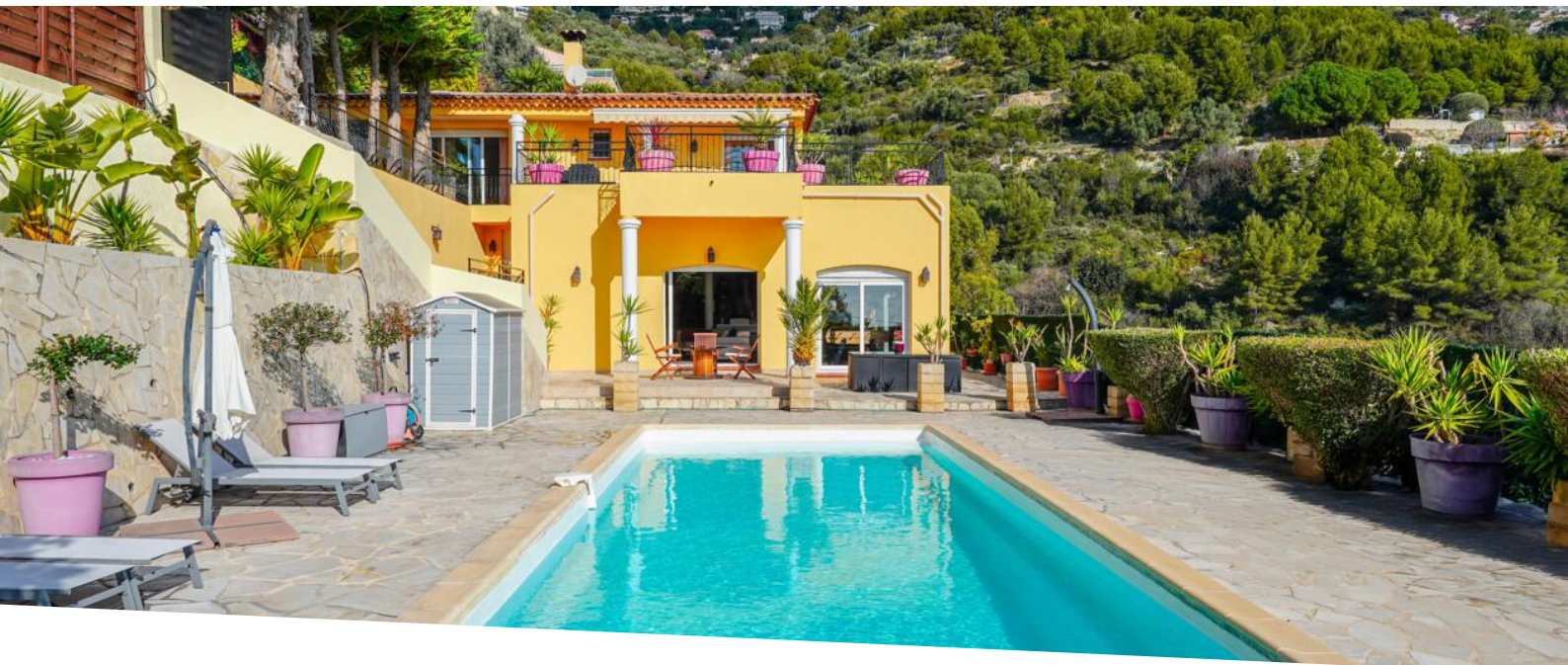




SAINT-LAURENT-D'ÈZE - VILLA - POOL

For sale

2 500 000 €

Product type Villa	Num rooms 6
City Èze	Country France
Living area 230 m²	Garden area 1 500 m²
Bedrooms 4	Bathrooms 3
Parking 1	Box 1
Condition Very good condition	View Sea and mountain views
Exposure Southeast	Ref. VF1604

Just a few minutes from Monaco, this 6-room villa with sea views has a beautiful garden with a swimming pool and offers an ideal living environment for a family.

Close to the Principality of Monaco, this beautiful villa in perfect condition of 6 rooms, including 4 bedrooms, benefits from a beautiful sea and mountain view as well as a superb exposure throughout the day.

The property is composed as follows:

- On the garden level: an entrance, a living room of 140 sq.m, a dining room, a living room, an American kitchen with central island, a bedroom and a guest toilet.



- On the 1st level: a master bedroom with bathroom, terrace, sea view, a dressing room, an office/library area, a large bedroom with bathroom, a bedroom with shower room and toilet and a second entrance.

The villa, with a total floor area of 250 sq.m (230 sq.m of living space), features a garden of approximately 1,500 sq.m with a large swimming pool, an outdoor kitchen, a pétanque court and numerous terraces.

A closed garage as well as numerous outdoor parking spaces (+ 6 cars).

Ideal for a family wanting a comfortable home and less than ten minutes from Monaco.

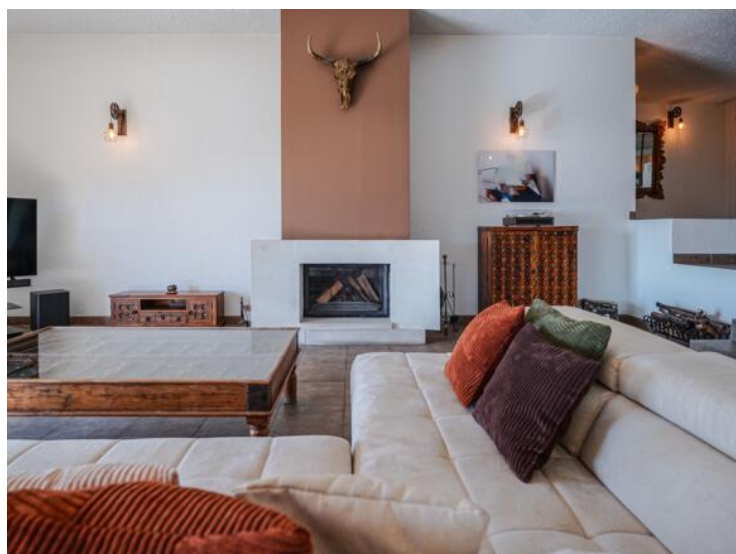
The fees are payable by the seller unless otherwise stipulated in the mandate.

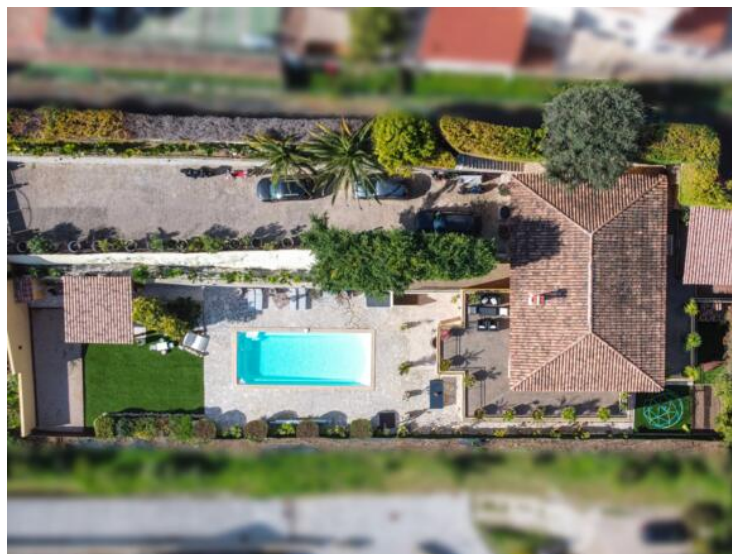
Estimated annual energy expenditure for standard use: between €1,740 and €2,420. Average energy prices indexed in 2023.

The property is not subject to the co-ownership regime.

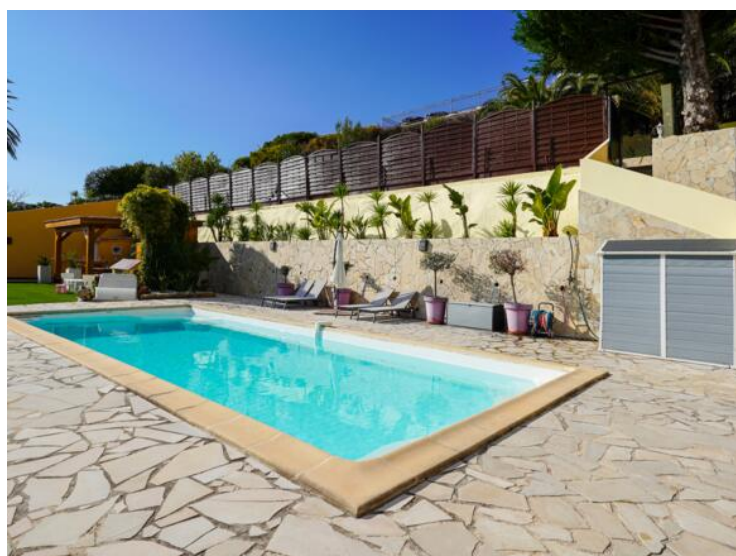
Subject to a report of natural risks and pollution that can be consulted on the Georisks website:
<https://georisques.gouv.fr/>





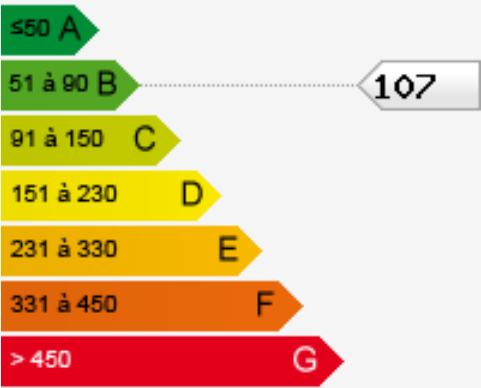








Consommations énergétiques



Émissions de gaz à effet de serre

