



## TWO VILLAS NEAR MONACO WITH SWIMMING POOL

For sale

5 400 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>7</b>
<i>City</i> <b>Èze</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>400 m<sup>2</sup></b>	<i>Land area</i> <b>1 000 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>+5</b>	<i>Box</i> <b>2</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Mountain - Sea</b>
<i>Exposure</i> <b>South West</b>	<i>Release date</i> <b>Quickly</b>
<i>Ref.</i> <b>VA-EZE-2026</b>	

Ideally located a few steps from the charming village of Èze and only a few minutes from Monaco by car, this privileged location benefits from an exceptional setting on the famous French Riviera.

Close to the village of Èze, these two properties are in impeccable condition and offer an absolutely remarkable panoramic view of the sea, benefiting from an excellent exposure.

The two villas, with a living area of approximately 400 m<sup>2</sup>, are located on a plot of 1,000 m<sup>2</sup> and are distributed as follows:



**Main house:** On the ground floor, two bedrooms, two bathrooms and a dressing room. Upstairs, a master suite with adjoining balcony, a living room, a dining room and a kitchen opening onto a terrace.

**Guest house of about 130 m<sup>2</sup>:** On the garden level, a bedroom with shower room, a laundry room and a guest toilet. Upstairs, an open-plan kitchen with adjoining terrace, a living-dining room opening onto a terrace, two bedrooms and a bathroom.

A swimming pool with a summer kitchen, as well as numerous parking spaces, complete the whole and give this property an exceptional character.









