



SAINT-LAURENT D'ÈZE - VILLA - SWIMMING POOL & GARAGE

For sale

1 950 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 5 rooms
<i>District</i> Èze	<i>City</i> Èze
<i>Country</i> France	<i>Living area</i> 120 m²
<i>Terrace area</i> 10 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 2	<i>Parking</i> 1
<i>Condition</i> Good condition	<i>View</i> View of the mountains and the sea
<i>Release date</i> Available	<i>Ref.</i> VF1654

In a private and secure domain near Monaco, this villa benefits from a quiet environment and a beautiful luminosity. It offers beautiful volumes, four bedrooms and a large living room opening onto the terrace and the garden with swimming pool. A large garage and several parking spaces complete the property.

Located within a gated and secure estate in immediate proximity to Monaco, this elegant villa enjoys a particularly peaceful setting and optimal sunlight.

Bathed in natural light, the property offers generous volumes and a harmonious layout. It comprises a master bedroom, a bedroom/dressing room and, upstairs, two bedrooms with a terrace and a bathroom.



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Page
1/6

Ref. : VF1654

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The spacious living and dining area opens generously onto the garden and terrace, creating a seamless connection between the indoor and outdoor spaces.

Outside, a pleasant garden with a swimming pool provides an ideal setting for relaxation.

The villa also features a laundry room, a large garage and several parking spaces.

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

Estimated annual energy costs for standard use: between €1,812 and €2,452. Average energy prices indexed to 2021.

Property subject to co-ownership regulations, comprising 43 lots in total, including 11 residential units.

Information regarding natural risks and pollution is available on the Géorisques website:
<https://georisques.gouv.fr/>









