



For sale France - Èze
SAINT-LAURENT-D'ÈZE - VILLA - POOL

2.500.000 €

6
Rooms

4
Bedrooms

3
Bathrooms

230 sqm
Total area

1
Parking

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.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

VF1604
1 / 7

Tél : +377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com



Property features

Product type :	Villa	Num rooms :	6
City :	Èze	Country :	France
Living area :	230 m ²	Garden area :	1 500 m ²
Bedrooms :	4	Bathrooms :	3
Parking :	1	Box :	1
Condition :	Very good condition	View :	Sea and mountain views
Exposure :	Southeast	Ref. :	VF1604

Descriptions

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.

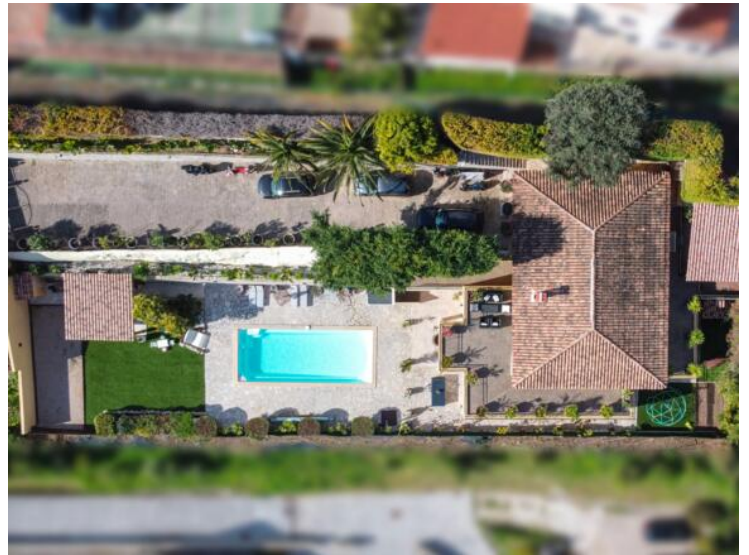
Estimated annual energy expenditure for standard use: between €1,740 and €2,420. Average energy prices indexed in 2023.

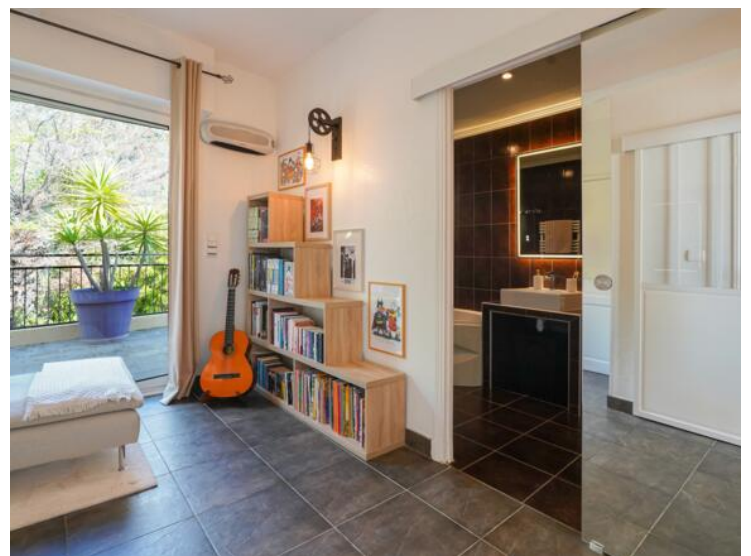
The property is not subject to the co-ownership regime.

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



VF1604
3 / 7





VF1604
5 / 7



VF1604
6 / 7

