



### MAGNIFICENT MODERN VILLA WITH BREATHTAKING VIEW

2 950 000 €



#### DESCRIPTIVE :

Contemporary villa located in a very quiet area, in Saint Laurent d'Eze, with a magnificent sea view, accessible from all rooms. It offers a nice garden, a heated swimming pool and a close access to the old village, Monaco and the sea.

The property has a living space of about 273 M2 and is composed of: a very large open space facing south with a 180° sea view with a large living room, a library corner and an American kitchen. This large room gives access to a covered terrace, the pool area and the garden.

- on the first floor (air-conditioned and heated): a technical room, a large garage for two large cars and storage (with the possibility of transforming it into an independent apartment for guests or an office).

- on the first floor: three en suite bedrooms and an office with access to a second covered terrace with sea view.

- on the 3rd floor: a very large bedroom accompanied by a 95 m2 terrace, again with a sea view.

Three exterior parking spaces facilitate vehicle access and maintenance, as a primary or secondary residence.

**REF: VF320**

#### DETAILS



\*273 m<sup>2</sup>



New



3



Facing south



Sea, Montaign view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

VILLA SHERIDANS

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