



#### **DESCRIPTIVE:**

Superb potential for this charming stone property enjoying an exceptional view over the sea, the old village of Eze and the Cap Ferrat.

Nestled in a green environment, just 15 minutes away from the Principality of Monaco, the villa of approx. 270SQ.M, is composed on 2 levels of: entrance hall, living room, kitchen opened to a dining room, 5 en-suite bedrooms and laundry room.

It benefits from a magnificent garden with a surface area of approx. 2300SQ.M and a south-facing exposure for perfect sunshine.

The villa has an accepted building permit for the construction of an extension and a swimming pool.

Real opportunity to seize!

Property in co-ownership Building: No

Land tax: on request

Energy Consumption: E - 319Kwh/m2/year GHG emissions: B - 10KgCO2/m2/year

Information on the risks to which this property is exposed is available on the

"Géorisques" website: http://georisques.gouv.fr

Agency fees due by the seller.

REF: VF359

	DETAILS
$\stackrel{\uparrow}{\mathbb{M}^2}$	*270 m²
	To be renovated
	5
<b>Ø</b>	Facing south
<b>(</b>	Sea, Panoramic 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.









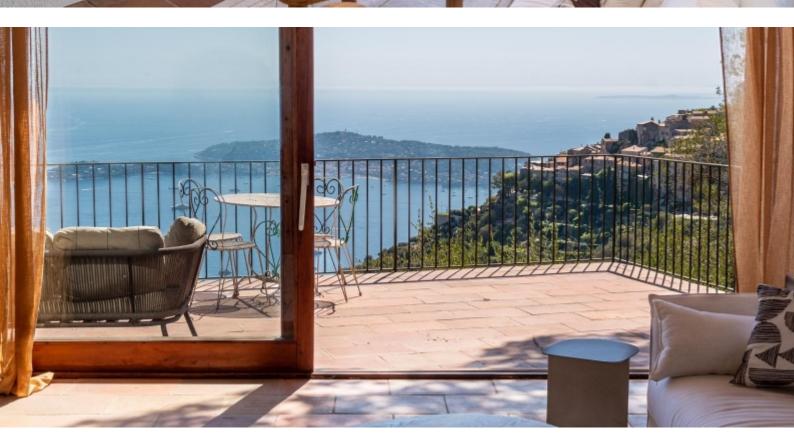


#### VILLA LA TELLA

ÈZE









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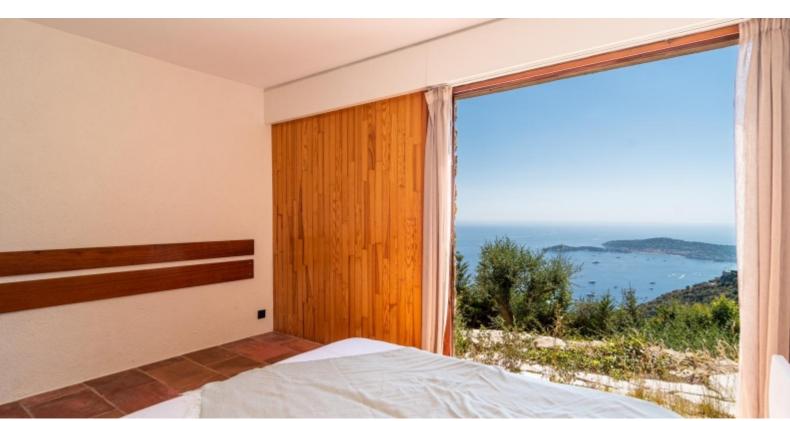


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