



## Superb Sea View Villa - Eze

2 795 000 €



### 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



\*270 m<sup>2</sup>



To be renovated



5



Facing south



Sea, Panoramic view

\*marketable surface area



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