

Villa Eze

Near old town of Eze , near Monaco

Price: 890 000 €

100m² (1076sq ft)



Description:

Sea View Villa in Private Domain - For Sale in Èze

Charming Property with Pool Access and Generous Terraces Near Monaco

Located just a short walk from the historic old town of Èze and 5 minutes' drive to the beaches of Èze and Saint-Jean-Cap-Ferrat, this Provençal-style villa is a peaceful retreat ideal for nature lovers and those seeking to escape the bustle of Monaco.

Set within a secured private domain of only 8 villas with a shared swimming pool, the house offers **approximately 100 sqm of living space** and **around 90 sqm of terraces** with open views over

the picturesque hills of Èze. South-west facing, it enjoys full sun exposure throughout the day.

Property Highlights:

- **100 sqm of interior space** across two levels
- **2 bathrooms** and 2 WCs
- **Workshop or storage room**
- **Large terrace of approx. 90 sqm** ideal for outdoor living
- **Spacious living and dining room** opening onto the terrace
- **Private garage** and 2 parking spaces
- **3 bedrooms** plus 1 office
- **Independent kitchen** with option for modernisation
- **Double glazing, reinforced door, and visitor parking**

Exclusive Setting & Ideal Location

- 5 minutes' walk to Èze old town and tennis courts
- Quiet, residential neighbourhood with panoramic views
- Quick access to Èze-sur-Mer and Saint-Jean-Cap-Ferrat beaches
- Ideal for full-time living, second home, or rental investment
- 10 minutes by car to Monaco

Escape to a more natural rhythm of life: dine al fresco under the stars, wake up to birdsong and sunshine, and enjoy the peace of a secure and private hillside home.

☐ **Contact ISM Property to schedule your private viewing.**

Reference ad: lecl

Year of construction: 2000

DPE: 124 kWh/m²

GES: 29 CO₂/m²

Charges:

192€ /month

Taxes:

1677€ /year

Details:

- town: 5 minutes walk
- ▶ 01 Bathroom
- ▶ 1 Kitchen
- ▶ 1 Terrace
- ▶ 1 Workshop
- :
- ▶ 1 Garage
- ▶ 3 Bedroom
- ▶ 1 Shower
- ▶ 2 WC
- ▶ 2 Parking
- ▶ 1 Living room

Features:

- | | | |
|---------------|----------------------|-------------------|
| ■ Pool | ■ Automatic gate | ■ Double glazing |
| ■ Calm | ■ Secured residence | ■ Reinforced door |
| ■ Residential | ■ Visitor parking | ■ Absolute calm |
| ■ Fenced | ■ Building-estata | ■ Tracking |
| ■ Marked | ■ Quiet neighborhood | |
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Map:



