

# Apartment Eze

**Open sea view, land , pool near Monaco**

**Price: 1 195 000 €**

**108m<sup>2</sup> (1163sq ft)**



## Description:

Panoramic sea view, peaceful. Magnificent apartment/villa with 108 m<sup>2</sup> of living space, consisting of 3 rooms that can easily be converted into 4 rooms apartment .It is laid out as follows: on the main level, a spacious living room with fireplace, a fully equipped open-plan kitchen, a separate toilet, a shower room, and a bedroom — all opening onto a beautiful 100 m<sup>2</sup> south-facing terrace with sea view. Private land of 500 m<sup>2</sup>. Upstairs, a master bedroom with fireplace, shower room, and hammam, leading to a second terrace of approximately 50 m<sup>2</sup> and a large terraced garden with trees and sea view. Absolutely peaceful, not overlooked, and only 10 minutes from Monaco, you'll be charmed by this apartment. Small condominium of only 8 units, with a swimming pool. Sold with two parking spaces. Permit granted for jacuzzi and pergola. Triple cellar space also available as an option. Located on the Route de Napoléon, in the picturesque village of Èze — one of the most beautiful villages on the French Riviera, a place full of emotion and history-sharing. Superb and bright. Absolut calme. Èze — the residence of poets, artists, and French political figures. Nestled in greenery, just 5 minutes from the Principality of Monaco. Situated at the crossroads of Italy, Monaco, and the County of Nice, the historic village of Èze enjoys a beneficial subtropical microclimate that makes winters almost unnoticeable. A city of the arts, pampered by nature — in every season, you can enjoy both the majestic sea and the nearby sunny mountains. Èze invites you to discover its Michelin-starred restaurants, such as La Chèvre d'Or and Le Nid d'Aigle. A garden paradise, Èze-sur-Mer is also an unrivaled showcase of the architectural styles that shaped this

hidden Riviera, creating what has often been called “the pearl of France.” Èze-sur-Mer was also the first town in the Alpes-Maritimes to receive the “City of Art and History” label.

ISM-Property invites you to visit this luxury residence with high-quality finishes, located in a peaceful area near the beach and close to town center .It’s a bargain price so a first class investment. The house is in a quiet area, perfect for a family with children and offers you a life in the countryside but close to the shops, Monaco and schools.

For people wanting to get away from the noise of the busy Monaco city, the suffocation of the Monaco’s streets with too many cars and from air-conditioned “prison-like” rooms. If you enjoy sleeping almost in the open air, if you enjoy stars, bird’s songs, mountains- here is HEAVEN for you!

---

**Reference ad:** gr.c

---

**Year of construction:**

**DPE:** 108 kWh/m<sup>2</sup>

**GES:** 6 CO<sub>2</sub>/m<sup>2</sup>

---

**Charges:**

425€/month

---

**Taxes:**

2600€ /year

---

**Details:**

- ▶ 1 Bathroom
- ▶ 1 Kitchen
- ▶ 2 Terrace
- ▶ 1 Workshop

- ▶ 1 Cellar
- ▶ 2 Bedroom
- ▶ 2 Shower

- ▶ 3 WC
- ▶ 2 Parking
- ▶ 1 Living room

**Features:**

- Pool
- Pool house
- Laundry room
- Reinforced door
- Tracking

- Fireplace
- Double glazing
- Calm
- Absolute calm
- Marked

- Automatic gate
  - Automatic watering
  - Secured residence
  - Fenced
  - Quiet neighborhood
- 

**Map:**

---







