COLDWELL BANKER
EUROPA REALTY

Apartment Èze 108 m²



SALE PRICE : 990 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Located just a few minutes from Monaco, in a peaceful and privileged setting, this stunning top-floor duplex, a true penthouse villa, offers a spectacular 180° panoramic view of the Mediterranean Sea and the medieval village of Èze.

Situated in a secure residence with a rooftop pool, this rare property impresses with its generous volumes and exceptional outdoor spaces. Currently arranged as a 2-bedroom apartment, it can easily be reconfigured into 3 bedrooms to suit your needs.

Layout:
Ground floor:

Spacious and bright 50 m² living room with insert fireplace

Fully equipped open kitchen

Access to a 110 m² terrace with no overlooking neighbors

One bedroom with en-suite bathroom

Guest toilet

Upper floor:

27 m² master suite with fireplace

Bathroom with steam room

Large walk-in closet

40 m² private terrace with sea view

Additional features:

Landscaped private garden of 495 m²

1 private parking spaces;

Optional: 3 cellars (combined or separate) totaling 40 m²

110 m² garage that can accommodate 8 cars.

Estimated average annual charges: €4,500
Fees payable by the seller
Co-ownership of 8 units.
Property tax: €2,649
Information on potential risks for this property is available at: géorisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	108.32 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 108

Greenhouse gas emissions (GHG) index: B 6

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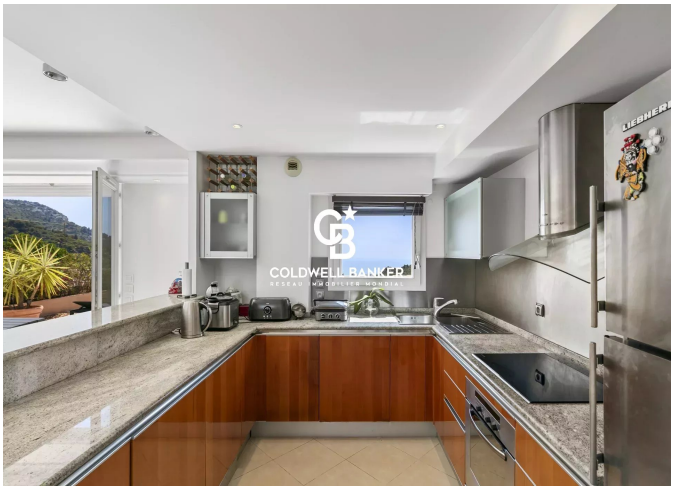
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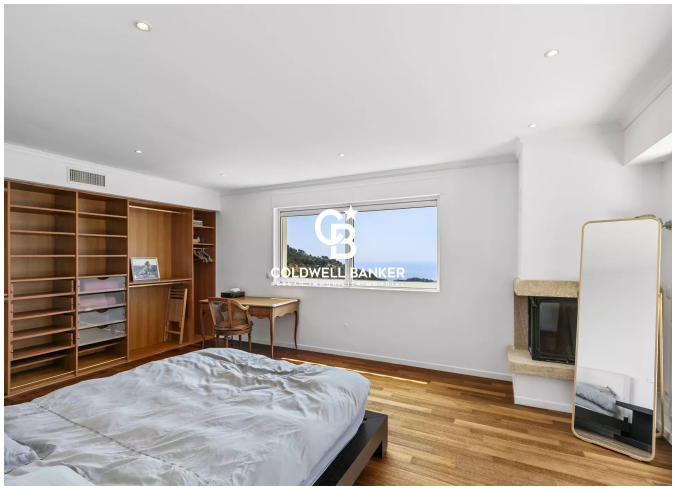












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