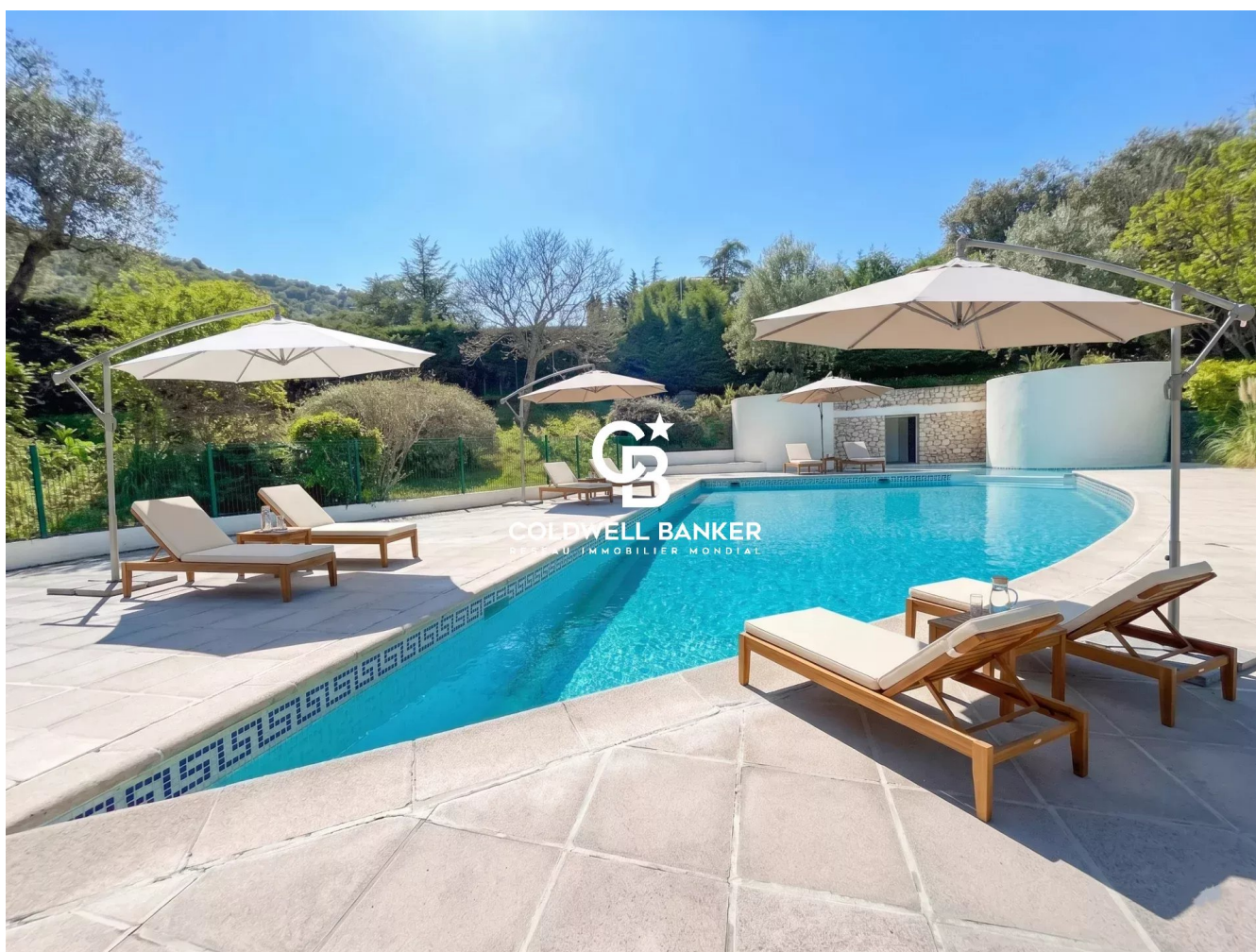


Appartement Èze 64 m²



PRIX DE VENTE : 495 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR



DESCRIPTION

In one of the most emblematic villages of the French Riviera, Èze, where the mountains meet the sea in a setting that feels almost suspended between sky and the Mediterranean, an apartment is revealed that perfectly embodies the balance between quality of life and a strategic location.

Within a secure residence with a swimming pool, designed to offer its residents a peaceful and preserved environment, this 65.33 m² property stands out as a true opportunity for those seeking a home that is both functional, bright, and soothing. From the very first moments, the atmosphere is defined by calmness and a harmonious integration into a highly sought-after natural setting.

Located on the ground floor, the apartment opens onto a generous and welcoming living space. The living room, filled with natural light, forms the heart of the home. It is extended by a fully equipped open-plan kitchen, designed to combine conviviality and everyday practicality. The layout has been optimized to create a smooth flow between spaces, encouraging shared moments while maintaining a genuine sense of openness.

Extending from the living room, an alcove enriches the property's configuration. A truly versatile space, it can easily be adapted according to needs and desires: a home office, an extra sleeping area, or a small relaxation lounge. This flexibility adds real value, allowing the living space to adapt to different lifestyles.

From the main room, access naturally leads to a pleasant 13 m² terrace. This outdoor space, particularly valuable in this area, offers a calm and relaxing setting, ideal for moments of privacy and rest. Whether enjoying a morning coffee, an outdoor meal, or simply a quiet moment, the terrace becomes a true extension of the living area.

The night area is well separated, ensuring comfort and tranquility. Two independent bedrooms make up this space, making the property suitable both as a main residence or a holiday home on the French Riviera. Their layout preserves privacy while maintaining a smooth overall organization.

A contemporary shower room completes the space, along with a separate toilet, providing additional everyday comfort and practicality.

To complete the property, a large enclosed garage is available as an option, offering a secure and convenient parking solution.

Finally, the location is a major asset. Situated just a few minutes from Monaco and the beaches, the apartment enjoys an ideal position close to schools and amenities. This rare setting allows residents to enjoy both the dynamism of the French Riviera and the tranquility of the heights of Èze, in an environment where nature and urban proximity coexist harmoniously.

Contact us for a private viewing.

Copropriété de 48 lots, bien entretenue
Charges trimestrielles : 480 €
taxe foncière : 1829 €
Aucune procédure en cours
Honoraires à la charge du vendeur



CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	64.99 m ²	Ascenseur :	Oui
NB de pièces :	3 rooms	NB de chambres :	2 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 103

Indice d'émission de gaz à effet de serre (GES) : C 18



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr