COLDWELL BANKER
EUROPA REALTY

House Èze 500 m²



SALE PRICE : 5 400 000 €

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Enjoy Eze Village on the French Riviera and all its tourist attractions (ideal location between Nice and Monaco).

Discover your new property overlooking the historic Château Balsan, comprised of two independent villas boasting breathtaking panoramic sea views.

- A main house with approximately 250 sq m of living space, featuring 3 bedrooms (including a suite with a balcony), 3 bathrooms, 4 toilets, a dressing room, a living room with a fireplace and terrace, a dining room, and a separate/open-plan fitted kitchen with a terrace.

This villa also includes a large garage/workshop with direct access.

- A separate, four-room house of approximately 130m², comprising:
Garden level: A bedroom with shower room, laundry room, and toilet
Upstairs: An open-plan, fully equipped American-style kitchen with adjoining terrace, a living/dining room with terrace, two bedrooms, and a bathroom
This house can be used for friends and/or guests or rented out (generating approximately €60,000 in annual income).

- A magnificent heated swimming pool with a summer kitchen;

- On the same level, an annex suitable for use as a nightclub, gym, or independent apartment, complete with cellars.

Ample parking and a private garage complete this property, built to the highest standards on 1100 m² of land.

The entire property is in perfect condition, boasting top-of-the-range construction and finishes.

For more information or to arrange a viewing, please do not hesitate to contact me.

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FEATURES

Property type:	House	Area:	500.0 m²	Property tax:	€4.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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): C 173

Greenhouse gas emissions (GHG) index: A 5

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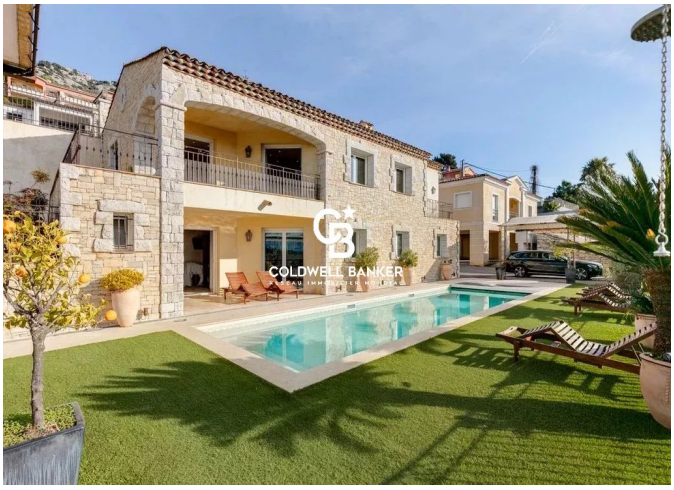



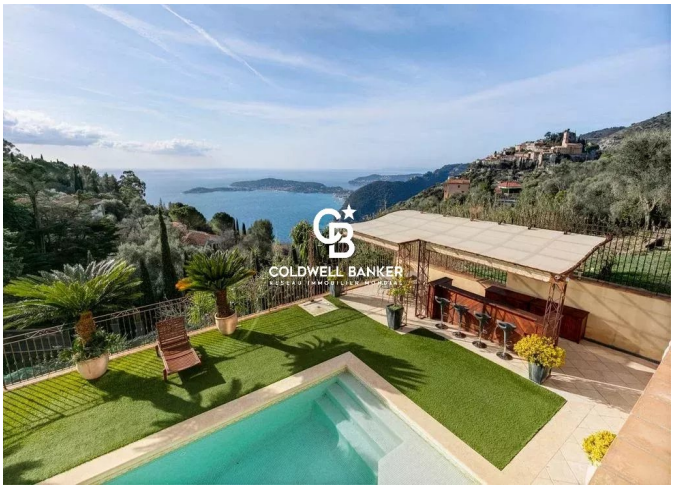





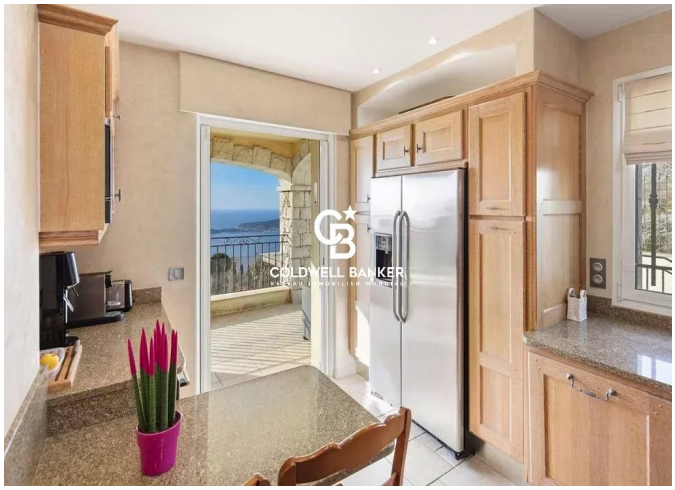

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