

ÈZE 06360 FRANCE

€1,119,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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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

**108 m,
Sauna**

€1,119,000



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 2 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: georisques.gouv.fr



