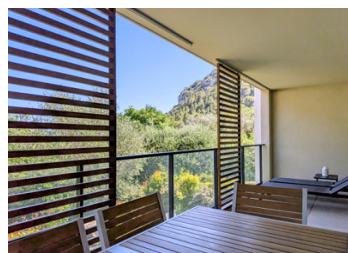
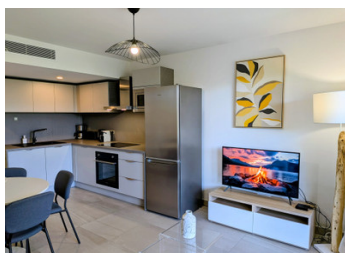
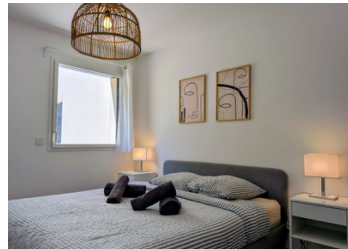


Move-In Ready 2-Bedroom Apartment with Èze Village Views

EXCLUSIVE



INFORMATION

Town:	Èze
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	54 m ²
Outside Space:	18 m ²

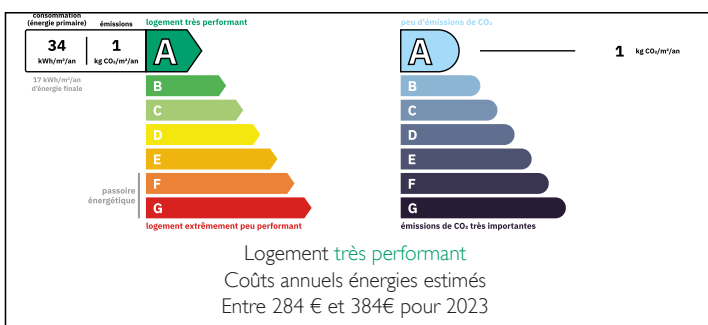
IN BRIEF

Completed at the end of 2022, this nearly new, fully furnished 2-bedroom apartment sits just north of Èze village, with a south-facing terrace overlooking the historic village. The open-plan living room and kitchen create a welcoming environment, which opens onto an 18 m² south-facing terrace where you can enjoy the Mediterranean sun. Both bedrooms feature built-in closets, and are served by a bathroom and WC.

The apartment benefits from central air conditioning throughout, double glazing, and electric aluminum roller shutters. An A energy-efficiency rating means very low running costs. The apartment sits within a secure condominium with a swimming pool and Mediterranean gardens, and includes a 13.75 m² enclosed garage.

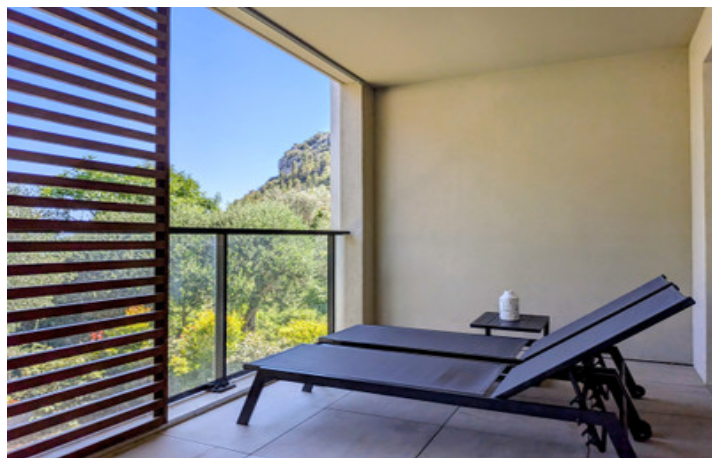
Sold complete with high-quality furniture and stylish, modern décor, the apartment is entirely move-in

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This nearly new 53.72 m² 2-bedroom apartment sits just north of Èze village, with a south-facing terrace looking out over the historic perched village. Built in 2022, it offers an open-plan living room and kitchen, two bedrooms with built-in closets, a bathroom, and a separate WC. The property is sold fully furnished and move-in ready, and includes an enclosed underground garage and access to the residence's pool and gardens.

It also represents an outstanding investment opportunity. Sold fully furnished and decorated, the apartment is ready to generate income from day one. Set in one of the French Riviera's most sought-after villages, it combines a highly desirable location with genuine turnkey rental potential. The apartment generated roughly €28,000 in revenue from holiday rentals in 2025 (before taxes and fees).

LOCAL TAXES

Taxe foncière: **368 EUR**

Room dimensions:

- Open-plan living room and kitchen: 18.6 m²
- Bedroom 1 (with built-in closet): 10.7 m²
- Bedroom 2 (with built-in closet): 11.81 m²
- Bathroom: 4.98 m²
- Separate WC: 1.78 m²
- Total Surface: 53.72 m²

Additional features:

- South-facing terrace: 18 m²
- Enclosed garage in secure underground parking: 13.76 m²

Location:

Perched in the hills above the Mediterranean, Èze is one of the French Riviera's most iconic medieval villages, set between Nice and Monaco. This apartment is positioned just north of the village, slightly up the hill, which gives it open views across the historic perched village and the coastline beyond. The old village is around a 10-minute walk away,

NOTES