

Ground & 1st floor apt (114 m) with a 120 m garden. 4 rooms, 3 bedrooms, 2 showers. Garage & ext. parking



## INFORMATION

Town:	Èze
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	114 m <sup>2</sup>
Outside Space:	120 m <sup>2</sup>



## IN BRIEF

Èze Village — Villa in a secure gated community with a swimming pool.

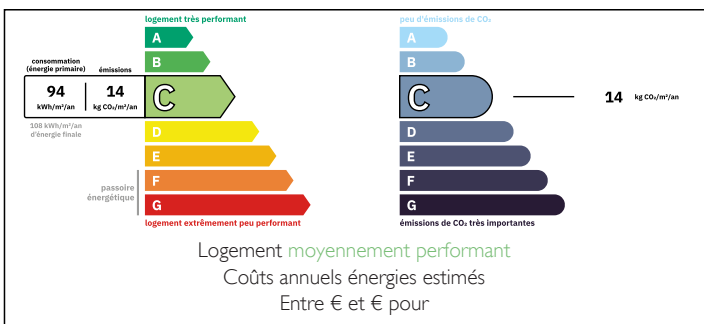
Located in Èze Village within a recent, high-end residential complex featuring a swimming pool, this south-facing property offers a unique lifestyle—striking a balance between a family apartment and a villa.

Arranged over two levels, the property is accessed via the upper floor, where a private outdoor area serves as the entrance. This level comprises three bedrooms—including a suite with an en-suite shower room—as well as a hallway and ample storage space.

A parking space and a garage are included with the property.

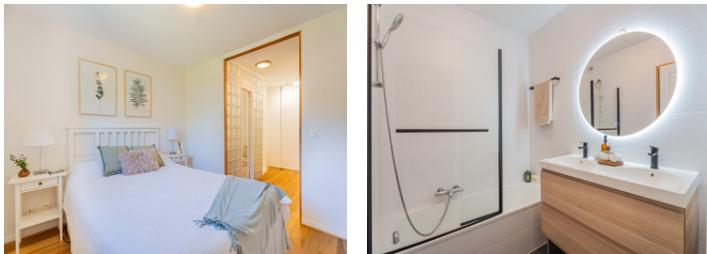
With its layout, outdoor spaces, and prime residential setting close to transport links and the

## 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

On the garden level, the living area features a pleasant open-plan layout comprising a living room, dining room, and kitchen, along with a pantry. This space opens onto a conservatory-style sunroom, creating a natural extension of the reception areas towards the outdoors. A bathroom completes this level.

The garden—a true highlight of the property—is arranged around a main area complemented by two lower-level sections, offering various possibilities for use: a relaxation corner, a play area, a landscaped garden, or a more secluded spot.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1815 EUR**

## NOTES