

House 5 rooms, 272m on 5000m plot. 4 beds, 4 baths, 6 exterior parking spots, swimming pool.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Èze                 |
| Department: | Alpes-Maritimes     |
| Bed:        | 4                   |
| Bath:       | 4                   |
| Floor:      | 272 m <sup>2</sup>  |
| Plot Size:  | 5000 m <sup>2</sup> |



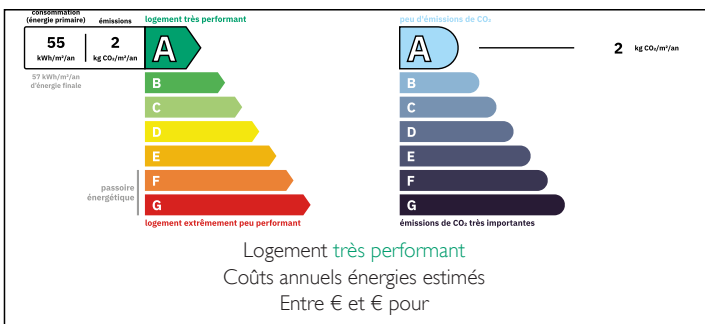
## IN BRIEF

Èze, Vallon de Toscane area: an elegant contemporary villa built on a superb landscaped plot of approximately 5,000 m<sup>2</sup>, facing south and west, boasting breathtaking panoramic sea views. Constructed about ten years ago, it offers 272 m<sup>2</sup> of living space spread over two levels, featuring generous proportions, abundant natural light, and a magnificent infinity pool that seems to merge seamlessly with the sea and the horizon.

The beautifully landscaped garden includes around forty olive trees and provides a peaceful and verdant setting. Significant remaining potential for building an additional villa of approximately 180 m<sup>2</sup> completes the property.

A high-quality contemporary property with a refined design, combining comfort, tranquility, exceptional views, and potential.

## 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 main floor, the entrance opens onto a spacious living room with an open-plan kitchen, ideal for everyday living and entertaining, extended by large windows that offer stunning views of the outdoors. A master suite with a dressing room and shower room, two additional bedrooms, an office, a bathroom, and a separate WC complete this level.

The lower level features a multi-purpose space comprising a bedroom, an office, a gym leading into a tranquil lounge, a laundry room, and a shower room with a WC.

A summer kitchen completes the layout, inviting you to fully enjoy the outdoors.

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

## LOCAL TAXES

**Taxe foncière: 4359 EUR**

## NOTES