LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42483ATB06 Price: 4 900 000 EUR

agency fees to be paid by the seller

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















INFORMATION

Town:	Èze
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	272 m2
Plot Size:	5000 m2

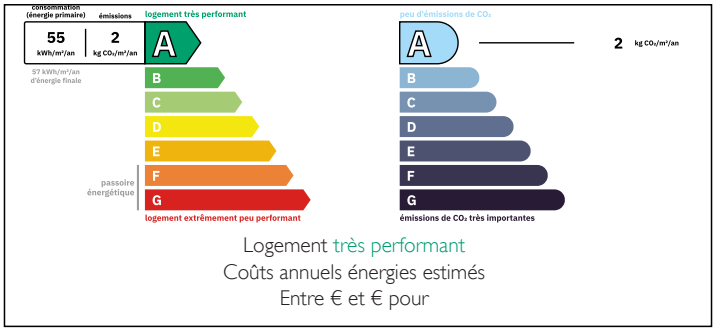
IN BRIEF

Èze, Vallon de Toscane area: an elegant contemporary villa built on a superb landscaped plot of approximately 5,000 m², facing south and west, boasting breathtaking panoramic sea views. Constructed about ten years ago, it offers 272 m² 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 m² 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42483ATB06 Price: 4 900 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **4359 EUR**

NOTES

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.

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