



# LUXURY BY BLUE

INTERNATIONAL REALTY

Eze, 3-Bedroom in penultimate floor with sea view and pool



Èze - 3 146 500 €

Ref. 82392037

Located in Eze, just a short distance from the medieval village, this sumptuous 3 bedroom rooftop villa is set in a small contemporary residence using warm materials and colours, harmoniously integrated into the unspoilt vegetation. Its vast terrace offers exceptional panoramic views of the village, sea and mountains, and also boasts a private swimming pool.

The luxurious flat features large bay windows for maximum natural light. It is also fitted with advanced technology, such as home automation for connected/centralised management of shutters and indoor temperature, using reversible air conditioning. The bathrooms have walk-in showers with rainfall, and the rooms have electrically controlled private cubicle doors.

The flat is accessed directly by lift, leading into a magnificent corner living room with a kitchen of almost 60 m<sup>2</sup>. The three spacious en suite bedrooms have en suite shower rooms or bathrooms, fitted wardrobes and dressing rooms, and also open onto the terrace. A laundry room and guest toilet complete the ensemble.

In addition to these exceptional features, the residence boasts a magnificent garden with trees and a swimming pool, allowing residents to contemplate the view of the sea and the



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mountains. In the basement, you'll find double parking and a secure garage for ultimate convenience. This property represents a perfect balance between contemporary luxury and the natural charm of its surroundings.

Living area : 146.1 m<sup>2</sup>

Bedrooms : 3

Exposition : South

Rooms : 4

✓Swimming pool ✓Sea view ✓Terrace

Fees payable by vendor



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