

**NEW !! Rental. Exclusivity. A view to “die for”**



**AGENCE BENEDETTI** | **LLOYD'S**

13 TER BD FRANCK PILATTE, 06300 NICE, FRANCE - PHONE +33 9 82 49 43 48 - FAX +33 4 93 26 76 11 - contact@agence-benedetti.com - www.agence-benedetti.com

OUR AGENCY, NOT HANDLING SECURITIES OR FUNDS HAVE NO FINANCIAL GUARANTEES. SARL CAPITAL OF € 8000 - Siret: 449 521 277 0011 RCS NICE - VAT: FR 03449521277

CARD PROF. No. 5635T PREF. AM - INSURANCE RCP: LLOYD'S, 8-10 LAMENNAIS STREET, 75008 PARIS - NON-CONTRACTUAL DOCUMENT

## Description

NEW!! SEASONAL RENTAL, OR MONTHLY, OR FOR A YEAR. Contact us for rental rates for different periods and for different durations. Exclusivity. In a very high standard residence with swimming pool, tennis court and caretaker; a magnificent renovated 3-room apartment of approximately 85m<sup>2</sup> with a 21m<sup>2</sup> terrace located on the penultimate floor. A jewel suspended above the sea and the medieval and listed village of Eze, far from the noise, in full sun. The large living room and the two bedrooms have panoramic sea and village views. Very bright, very quiet, perfect condition. New kitchen. Air-conditioned in both bedrooms.

The apartment consists of: Entrance (marble), south-facing living room (marble) opening onto terrace, kitchen open to living room, hallway (parquet flooring) with fitted cupboards, 1 south-facing bedroom (parquet flooring) onto terrace with 1 bathroom in -suite with toilet and bidet/washing machine, 1 south-facing bedroom (parquet floor), 1 bathroom with toilet and bidet, 1 guest toilet, terrace.

interior surface: approximately 85m<sup>2</sup>

exterior surface area, covered terrace: 21m<sup>2</sup>

total surfaces, interior & exterior: 106 m<sup>2</sup>

charges included: approximately €300/month with cold water consumption and heated swimming pool

Energy consumption: D: 165 kWh/m<sup>2</sup> .year GHG: D: 31 kgeqCO<sub>2</sub>/m<sup>2</sup> .year

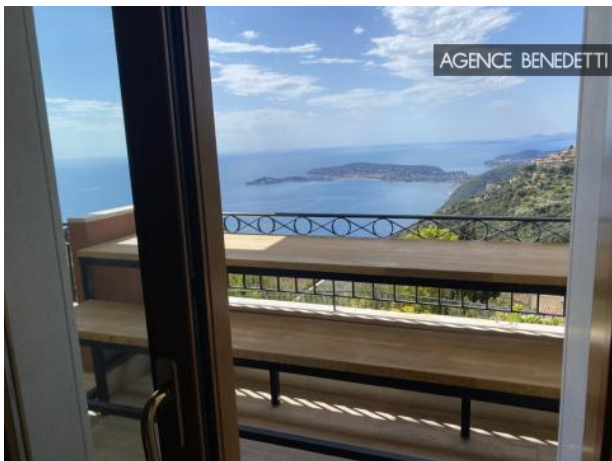
Amount of annual energy expenditure: between approximately €1046 and €1414

number of lots in the L'ETOILE D'EZE co-ownership is 245 including 75 for residential use.

# Specifications

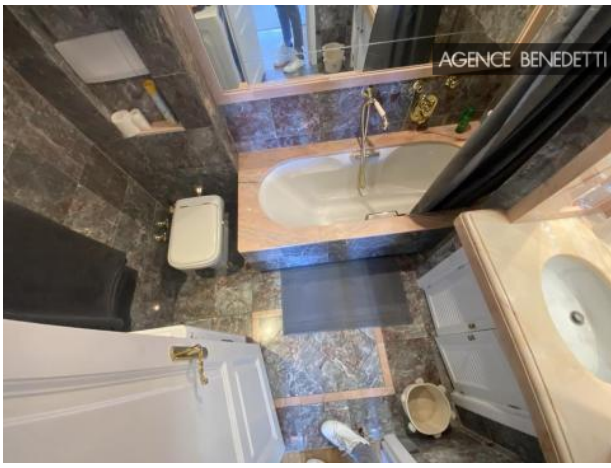
Surface	85 m <sup>2</sup>
Number of rooms	3
Number of rooms	2
Number of bathrooms	1
Number of toilets	3
Number of terraces	1
Number of garages	1
Exposure	South
Services	air-condition, Sea view, Guardian, Tennis, Swimming-Pool xm
	DPE : NC - GES : NC
Price	4 500 €





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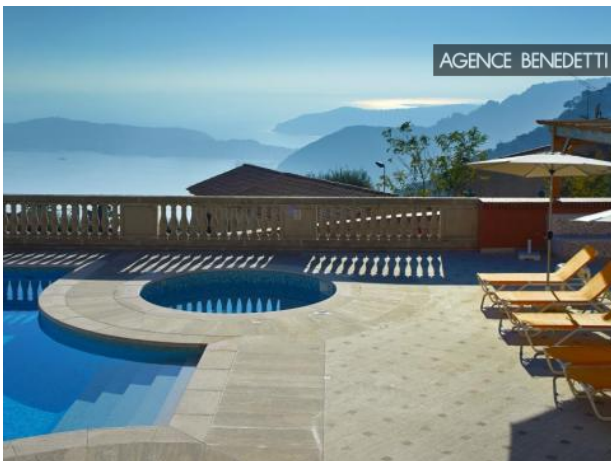
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