

NEW !! Sole Agent. 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 !! Exclusivity. In a very high standard residence with swimming pool, tennis court and caretaker; a magnificent renovated 3-room apartment of approximately 85m² with a 21m² 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.

1 closed garage, 1 cellar.

interior surface: approximately 85m²

exterior surface area, covered terrace: 21m²

total surfaces, interior & exterior: 106 m²

charges: approximately €332 / month with cold water consumption, and heated swimming pool

property tax: approximately €1,812 / year

Energy consumption: D: 165 kWh/m² .year GHG: D: 31 kgeqCO₂/m² .year

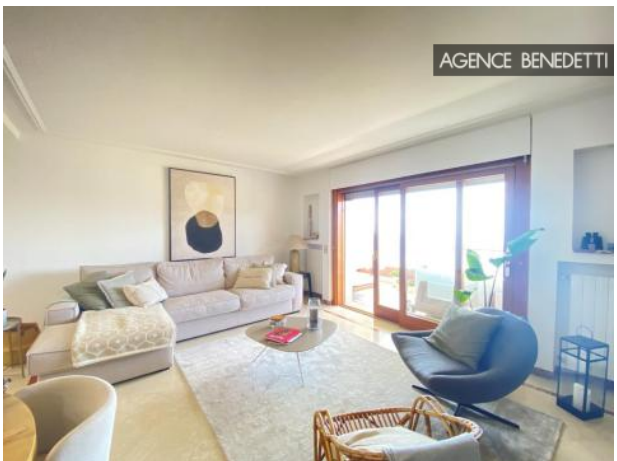
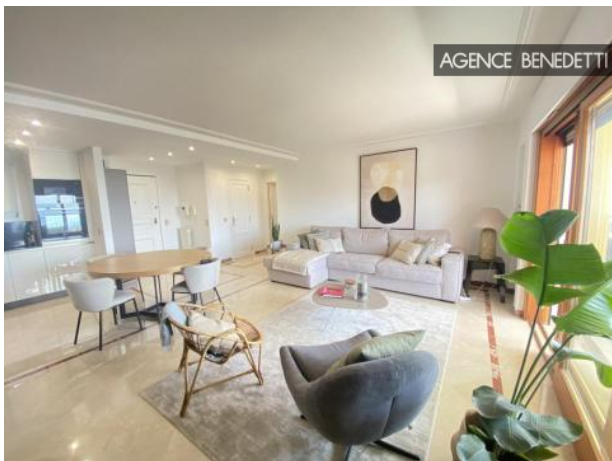
Amount of annual energy expenditure: between approximately €1046 and €1414

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

Ongoing procedure: prosecution of defaulting co-owners

Specifications

Surface	85 m ²
Total surface of the terraces	21 m ²
Number of rooms	3
Number of rooms	2
Number of bathrooms	1
Number of toilets	3
Number of terraces	1
Number of garages	1
Number of cellars	1
Floor Level	1 / 2 With lift
Heating	Gaz
Hot Water	Gaz
Exposure	North West North North East East South East South South West West
Services	air-condition, Sea view, Guardian, Tennis, Swimming-Pool xm
	DPE : D: 0 - GES : D: 0
Land tax	/ month
Charges	/ month
Price	1 270 000 €





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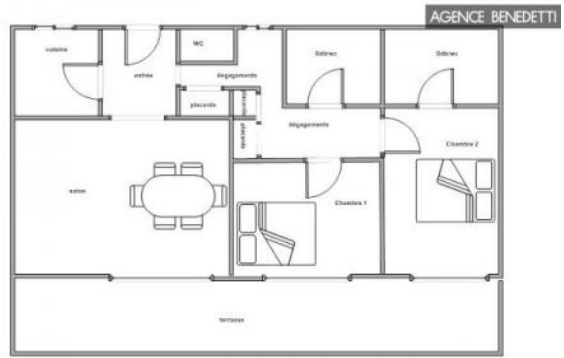


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