

EZE-SUR-MER| VILLA WITH PANORAMIC SEA VIEW |5-ROOM

For sale France

4 300 000 €

Type	For sale	Total area	265.34 sqm
Product type	Villa	Bedrooms	3
Number of rooms	4	Parkings	+5
District	Èze	Condition	New
City	Èze	In collaboration with	SAS RIVIERA PROPERTIES
Country	France	Release date	Now

EZE-BORD-DE-MER

Nestled in a paradisiacal setting, in the heart of Èze's most sought-after waterfront neighborhood, this refined property of approximately 265 m² boasts a breathtaking panoramic sea view, like a living canvas of the Mediterranean.

A rare opportunity: the adjacent villa of 312 m² is also available for purchase, offering the possibility to create a unique estate of 577 m² of living space.

Just steps from the beach and only a few minutes' drive from Monaco, the villa impresses with its generous volumes, prime location, absolute tranquility, and tremendous potential for customization.

The property is sold in its current condition, with a complete architectural renovation project already designed (at the buyer's expense), offering total freedom of personalization.

Current Layout:

- A full floor dedicated to living and entertaining, featuring a bright and spacious lounge, a dining area, and a modern open-plan kitchen.
The space opens onto a large south-facing terrace, offering stunning panoramic views over the sea.

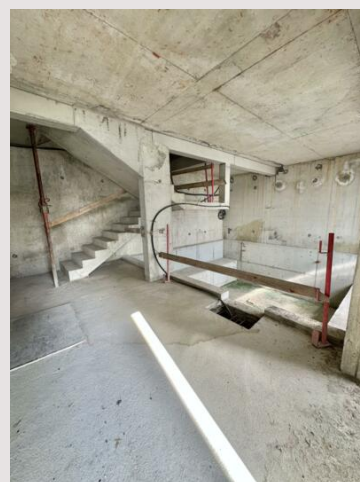
Lower Level:

- A generous master suite with the possibility to create a walk-in closet and private bathroom,
- Two en-suite bedrooms, each with their own planned shower room,
- A poolside bar,
- A wellness area surrounding an elegant indoor swimming pool, with potential for a sauna and hammam,
- A sun-soaked terrace, perfect for enjoying the Mediterranean climate year-round.

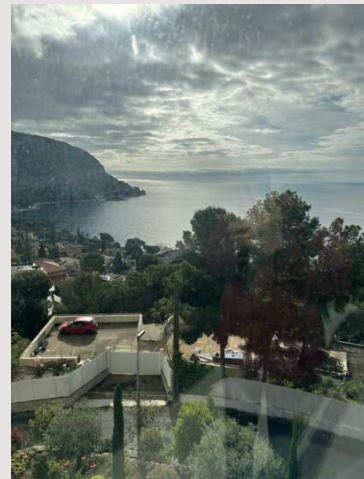
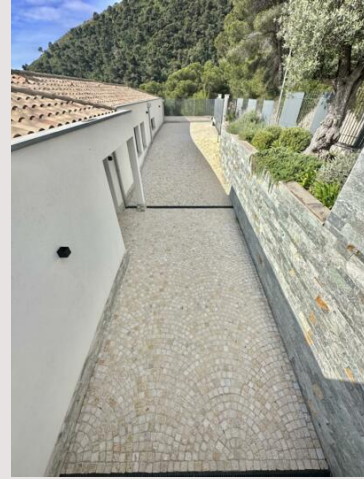
Outdoor Spaces:

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A lush landscaped garden, planted with exotic vegetation, completes this rare and exclusive property in one of the most prestigious locations on the French Riviera.



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