

Exceptional Sea View Property Just Minutes from Monaco

For sale France

6 000 000 €

Type	For sale	Living area	250 sqm
Product type	House		
Number of rooms	6		
City	Èze		
Country	France		

Located on the heights of Èze, in a completely preserved natural setting, this property enjoys a full south-facing exposure and breathtaking panoramic sea views stretching from the open sea to Cap Ferrat. Bathed in light and surrounded by tranquility, it offers a particularly private and peaceful atmosphere.

The plot of approximately 2,350 sqm is arranged in traditional terraces and surrounded by Mediterranean vegetation and pine trees, creating a secluded and elegant environment.

A building permit has been submitted to extend and transform the existing villa with a refined contemporary architectural project. The design combines natural local stone with clean modern lines and large floor-to-ceiling windows opening onto the sea. Once completed, the project would bring the total living space to approximately 357 sqm, with generous volumes designed to fully embrace the views, natural light, and outdoor living areas.

The plans include a spacious living and reception area opening onto the terraces and the panorama, several bedroom suites each with private bathrooms, landscaped terraces, and green roofs carefully integrated into the natural surroundings. An independent level could accommodate a leisure area, a music room, or a guest apartment.

The access to the property has also been entirely redesigned within the project, including the creation of a new garage, a turning area, an elevator, and landscaped pathways connecting the different levels of the property.

Beyond the currently submitted permit, the architect has also studied a much larger development potential, allowing for the possibility of creating a residence of up to approximately 750 sqm of living space. This option would make it possible to design a truly exceptional estate with generous reception areas, a spa and wellness space, a gym, several additional suites, or even independent guest apartments.

Altogether, this represents a rare opportunity combining a remarkable location, inspired contemporary architecture, and significant development potential, just a few minutes from Monaco and the charming village of Èze.

Both close to the sea and to the Principality of Monaco, Èze is one of the most sought-after locations on the French Riviera, attracting an international clientele looking for spectacular views and a unique Mediterranean lifestyle.. Product in collaboration with Sud Azur properties.



MONACO PROPERTIES
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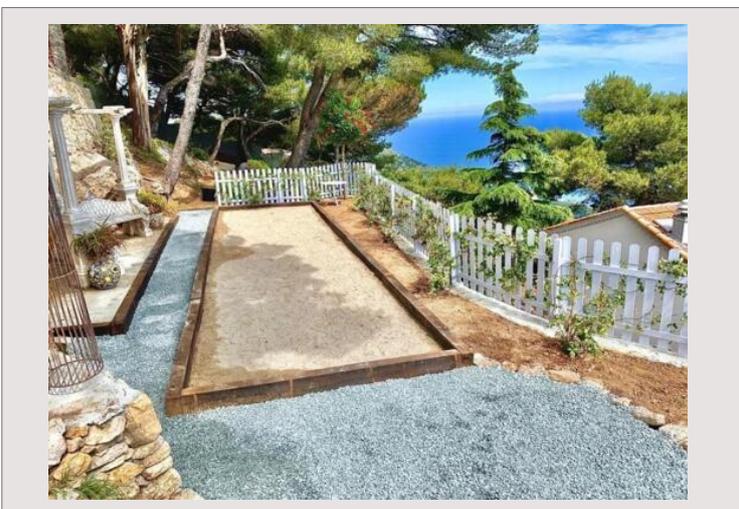
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