



Èze – Prestige Villa with Sea View & Exceptional Potential – Jus

For sale

3 590 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 424 m²	<i>Land area</i> 900 m²	<i>Bedrooms</i> 11	<i>Bathrooms</i> 5
<i>Parkings</i> 6	<i>Condition</i> Work required	<i>View</i> Unobstructed view	<i>Ref.</i> 85250859

Eze, Located in a highly sought-after residential area, in total tranquility and just minutes from Monaco, this rare property offers 424 sqm of living space and boasts a panoramic sea view with multiple development possibilities.

Spread over three levels with ground-level access on each floor thanks to its terraced layout, the villa is currently configured as three spacious 3-bedroom apartments and two independent studios. A versatile opportunity, ideal as a primary or secondary residence, a luxury guesthouse, a high-end coliving project, or a profitable rental investment.

Terraces: Over 500 sqm of outdoor space to personalize (pool, garden, solarium...)

Land: 900 sqm

Parking: 6 private spaces



Layout: 3 levels – each with ground-floor access

Current units: 3 x 3-bedroom apartments + 2 studios (subject to co-ownership)

Windows: Double-glazed wooden frames

Internet: Fiber + 4G/5G connectivity

Rare Bonus Option: Possibility to acquire an adjacent non-buildable parcel of 1,280 sqm, ideal for:

Expanding outdoor areas

Creating a wellness zone, vegetable garden, or extra parking

Location & Amenities: Monaco: 6 km Nice: 12 km Beaches: 10 minutes by car Transport: Bus stop 100 m Train station 1.3 km

Shops & services: Bakeries, supermarkets, and schools nearby

Road access: Direct access to A8 motorway and Moyenne Corniche

Highlights: Breathtaking sea view

Peaceful and green surroundings

Terraced topography with step-free access on each floor

Multiple layout and usage options

Immediate proximity to Monaco and the French Riviera hotspots

Agency fees borne by the seller Legal notices & risk info available at: georisques.gouv.fr

A Rare Investment Opportunity at the Gateway to Monaco Ideal for investors, large families, or premium lifestyle projects. This property offers a unique blend of location, size, view, and versatility — a rare find in this highly coveted area.









