



## VILLA IN ÈZE - PANORAMIC SEA VIEW

For sale

Co-exclusive

2 350 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Èze</b>	<i>City</i> <b>Èze</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>144 m<sup>2</sup></b>
<i>Land area</i> <b>2 700 m<sup>2</sup></b>	<i>Total area</i> <b>2 844 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>3</b>
<i>Parkings</i> <b>2</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>panoramic sea view over the Riviera</b>	<i>Exposure</i> <b>Optimal south-facing exposure, very sunny</b>
<i>Ref.</i> <b>VILLA-EZE-AP</b>	

Exceptional villa in Èze with panoramic sea views, combining luxury, privacy and tranquility. Heated pool, terrace and prime Riviera setting, just minutes from the village and amenities.

This exceptional villa offers the perfect balance of luxury and tranquility, with complete privacy and panoramic views stretching across the stunning Riviera coastline. Located just minutes from the picturesque village of Èze, it's a peaceful retreat that remains conveniently close to all amenities.

Set on a beautifully landscaped 2,700 m<sup>2</sup> plot, the villa spans 144 m<sup>2</sup> of well-designed living space. The bright





and airy interior features a spacious open-plan living area, complemented by a sleek, fully equipped modern kitchen. Large windows allow natural light to flood the space, creating an inviting atmosphere throughout. The villa includes three comfortable bedrooms, each offering scenic views, as well as two stylish bathrooms and an additional guest toilet.

For added convenience and flexibility, the property includes an independent studio, perfect for accommodating guests.

Outside, the property truly shines. The heated swimming pool is the perfect spot to relax and enjoy the exceptional surroundings, while the expansive terrace area is ideal for outdoor dining or entertaining. Whether you're soaking up the sun or enjoying the peaceful ambiance, this villa offers an unparalleled living experience.

A rare find, this property combines modern luxury with serenity, offering an ideal escape in one of the most coveted locations on the French Riviera.

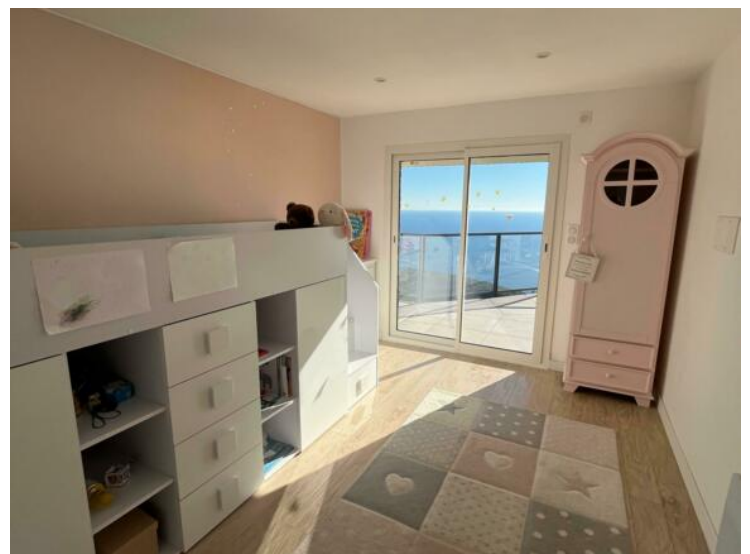




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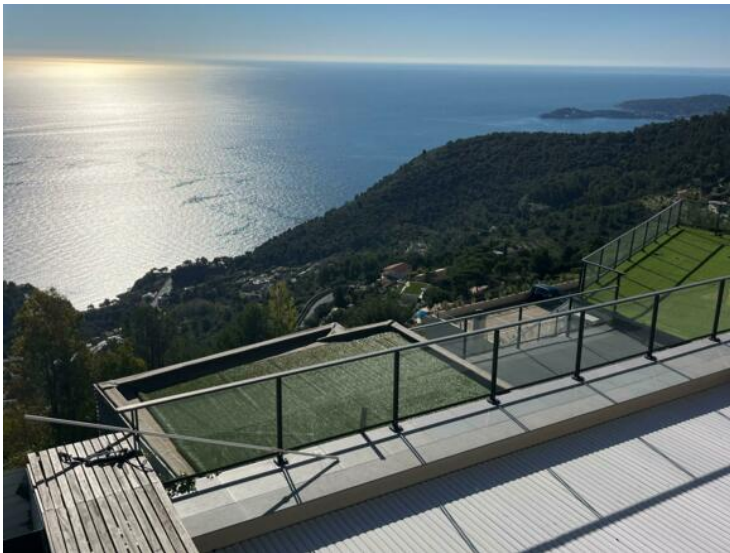
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