



## LOVELY FAMILY HOME

For sale

Co-exclusive

1 895 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Èze</b>	<i>City</i> <b>Èze</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>176 m<sup>2</sup></b>
<i>Land area</i> <b>802 m<sup>2</sup></b>	<i>Total area</i> <b>978 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>2</b>
<i>Parking</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Condition</i> <b>Good condition</b>	<i>Furnished</i> <b>Yes</b>
<i>View</i> <b>Open view</b>	<i>Exposure</i> <b>South-west exposure</b>
<i>Ref.</i> <b>EZ</b>	

Exceptional villa in Èze with panoramic views and total tranquility. 176 sqm of bright living space, heated pool, garden and premium features, just 15 minutes from Monaco. Riviera living at its finest.

Perched above Èze in a peaceful and preserved setting, this elegant 176 m<sup>2</sup> property offers stunning panoramic mountain views, just 15 minutes from Monaco and Nice.





Bright and spacious, the home features a large living room with floor-to-ceiling windows, a modern open-plan kitchen, and a ground-level master suite with custom dressing and en-suite bathroom. Upstairs, two generous bedrooms share a stylish shower room. On the garden level, an independent studio with kitchenette and bathroom offers perfect guest accommodation.

Outdoors, the landscaped grounds are designed for relaxation and entertaining: a flat garden, heated pool, fully equipped pool house, sauna, pétanque court, vegetable garden, summer kitchen, and a traditional pizza oven — ideal for hosting friends and family.

Facing southwest, the property enjoys optimal sunlight and breathtaking sunsets. A three-car outdoor parking area, wine cellar, and laundry room complete this unique and welcoming home.





