



## Villa with Sea View in Èze, 15 Minutes from Monaco

For sale

3 000 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>City</i> <b>Èze</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>180 m<sup>2</sup></b>	<i>Land area</i> <b>800 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>	<i>Ref.</i> <b>86124538</b>	

Discover this elegant contemporary villa located in Èze Bord de Mer, just 15 minutes from Monaco.

Set in a peaceful, green environment, the property offers a breathtaking 180° sea view, ideal southwest exposure, and a refined atmosphere combining luxury and tranquility.

With approximately 180 m<sup>2</sup> of living space on a landscaped 800 m<sup>2</sup> plot, the villa is spread over two levels and features generous outdoor areas, a swimming pool, and a private garage.

Garden level:

Spacious and bright living room Independent kitchen opening onto the terrace Pantry Master suite with en-suite bathroom Guest bedroom with shower room and WC

Lower level: Two bedrooms with built-in wardrobes Shower room Direct access to the garage A perfect



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home for year-round living or a luxurious holiday retreat on the French Riviera.





