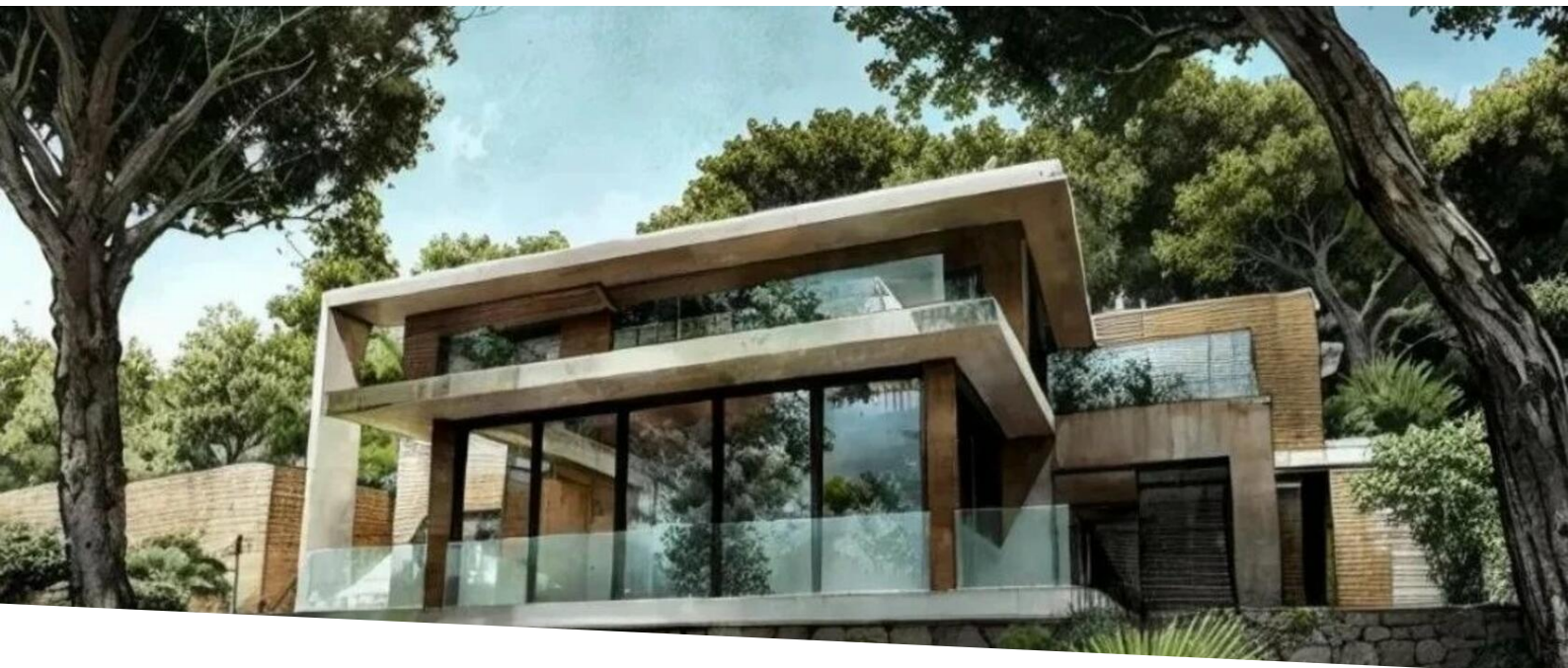




Villa with Exceptional Sea Views and Rare Development Potential

For sale

6 000 000 €

Product type House	Num rooms +5 rooms	City Èze	Country France
Living area 250 m²	Land area 2 800 m²	Furnished Yes	Ref. 86399033

Perched on the heights of Èze, this elegant villa offers one of the most spectacular panoramic views on the French Riviera, stretching from Cap d'Ail to Saint-Jean-Cap-Ferrat, with the Bay of Saint-Tropez visible on the horizon. Set in a tranquil and preserved environment, it combines absolute calm with immediate access to Monaco, Nice, and the coast.

Currently offering approximately 250 m² of living space, the property sits on a generous 2,800 m² plot and presents exceptional potential for expansion. A renovation and extension project to 357 m² has already been designed (Option A), with an estimated completion cost of euros 2.5 million. The land configuration also allows for the creation of a much larger residence, up to 750 m² of living space, depending on the vision of its future owner.

This is a rare opportunity to acquire a villa that perfectly balances privacy, panoramic sea views, and development possibilities. Whether kept as a refined family retreat or transformed into a contemporary estate, it offers a prestigious address and extraordinary potential on one of the Riviera's most sought-after sites.





