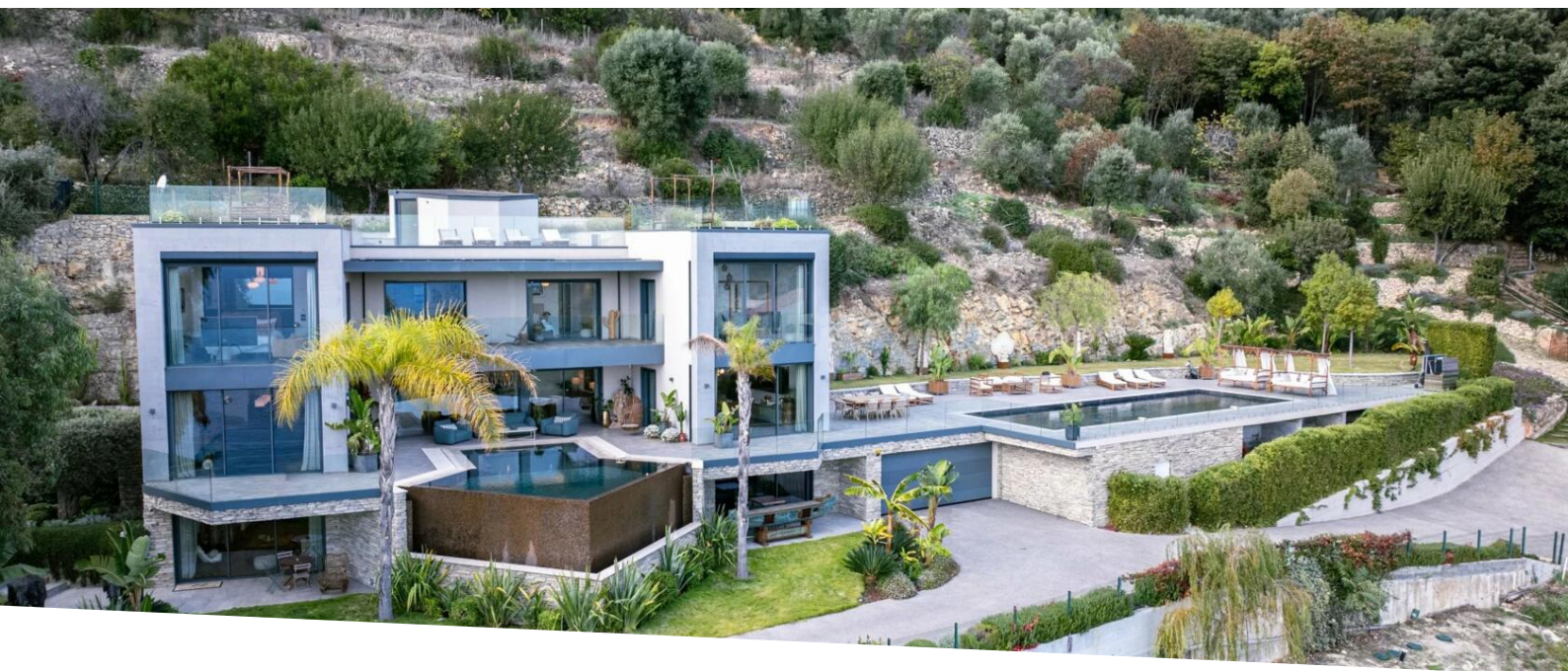




## Superb Modern Villa Near Monaco

For sale

13 990 000 €

|                                                |                                                |                                               |                                 |
|------------------------------------------------|------------------------------------------------|-----------------------------------------------|---------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>+5 rooms</b>            | <i>City</i><br><b>Èze</b>                     | <i>Country</i><br><b>France</b> |
| <i>Living area</i><br><b>484 m<sup>2</sup></b> | <i>Land area</i><br><b>7 500 m<sup>2</sup></b> | <i>Total area</i><br><b>554 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>5</b>     |
| <i>Box</i><br><b>1</b>                         | <i>Ref.</i><br><b>86435089</b>                 |                                               |                                 |

Located in a private and secure estate, just minutes from the Principality of Monaco, this contemporary villa offers exceptional living spaces and ultimate comfort.

The interiors feature large open areas, including a living room, dining area, fully equipped kitchen, gym, and a bar/nightclub room, perfect for entertainment and relaxation.

The Master suite enjoys a stunning sea view, with an en-suite bathroom featuring a sauna and a private dressing room. There are four additional elegant bedrooms, each designed for comfort and privacy.

The property also includes a wine cellar and a spacious adjoining apartment, ideal for guests or staff accommodation.

Outdoors, an impressive pool area with dining space, sunbathing zone, and a second pool facing the living room creates the perfect Riviera atmosphere.



[MonteCarlo-RealEstate.com](https://MonteCarlo-RealEstate.com)

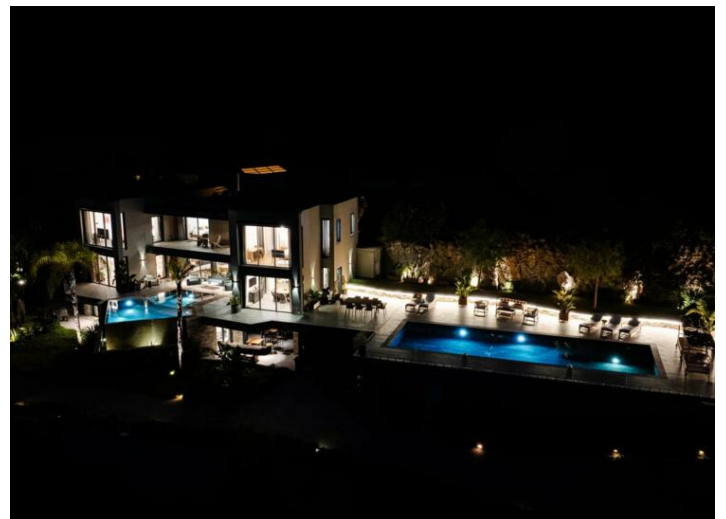
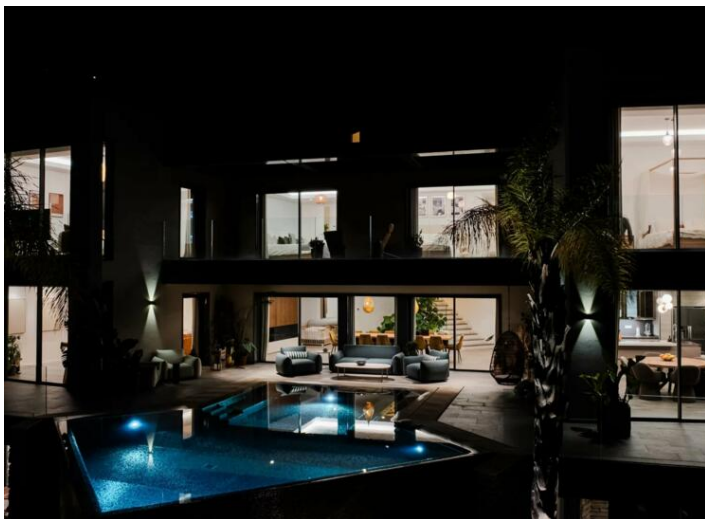
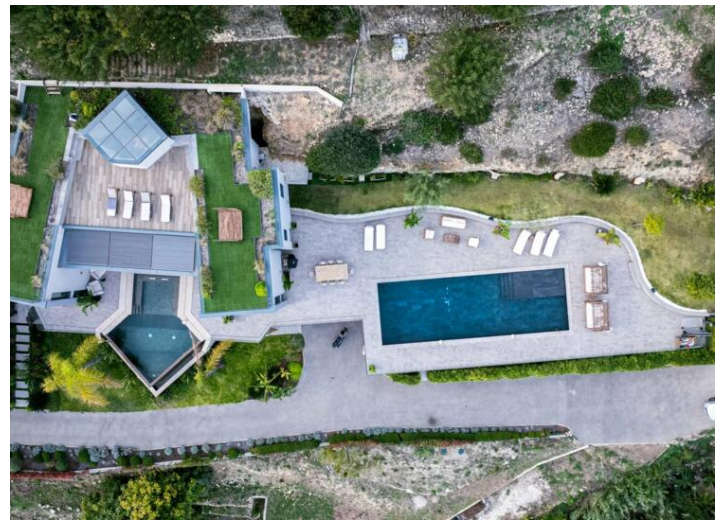
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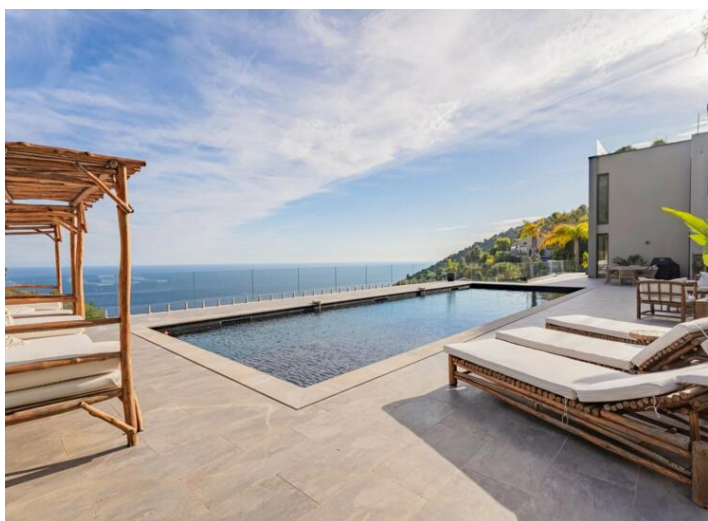
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A rooftop terrace/solarium offers additional space to enjoy the breathtaking views.

The villa also features a garage for two cars and ample additional parking within the property. A truly exceptional residence, combining modern design, generous proportions, and the Mediterranean lifestyle, just moments from Monaco.











## Diagnostic de Performances Énergétiques

