



Exceptional Seaview Villa Overlooking Èze

For sale

2 900 000 €

Product type Villa	Num rooms 8
City Èze	Country France
Living area 162 m²	Land area 1 500 m²
Total area 1 662 m²	Bedrooms +5
Bathrooms 4	Parkings 2
Cellars 3	Box 3
Condition Very good condition	Furnished Yes
Release date Available	Ref. 2215

Sea view, sophistication and total privacy above Èze.

Nestled between Nice and Monaco, below the iconic Moyenne Corniche, this exceptional villa — accessed by a private funicular — captures the essence of Riviera living at its finest.

Set on a beautifully landscaped 1,500 m² terraced plot, it features cascading gardens, multiple sun-soaked terraces, and an infinity pool with breathtaking views over the Bay of Èze.

The living area, located at pool level, boasts a spacious double lounge and a fully equipped open-plan kitchen,



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Page
1/8

Ref. : 2215

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all opening onto the sea.

Upstairs, the night area includes four bedrooms, including a master suite with jacuzzi bathroom, two additional shower rooms, and a walk-in dressing area.

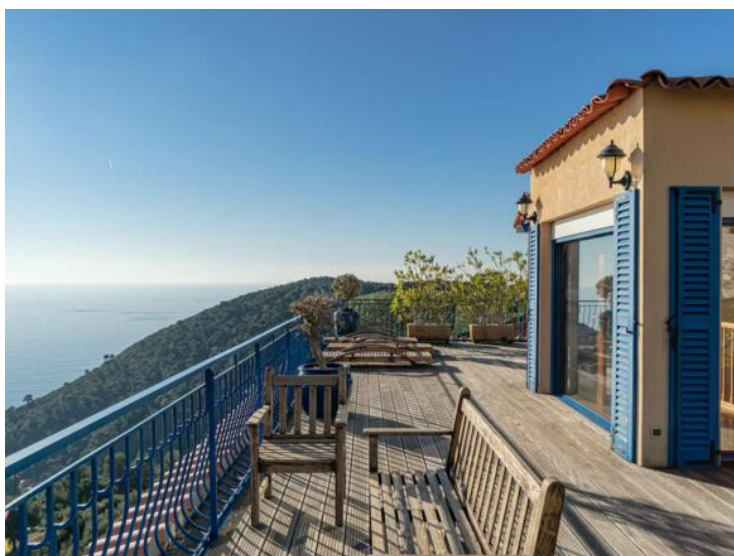
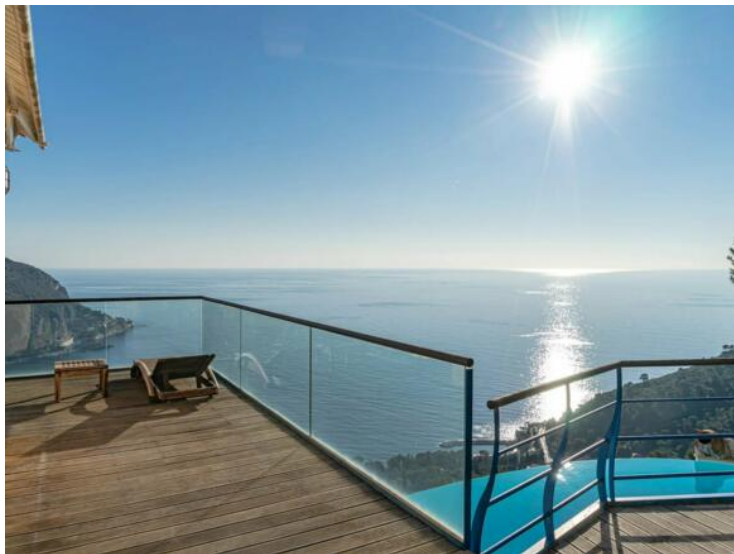
A generous terrace with a barbecue space invites al fresco dining under the Riviera stars.

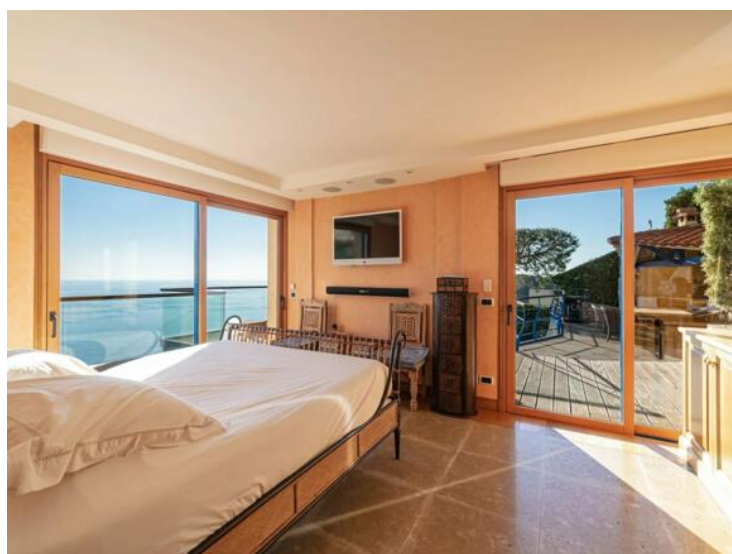
An independent guest house offers two bedrooms, a shower room, and a laundry area.

A large garage accommodating three vehicles and two outdoor parking spaces complete this rare property.

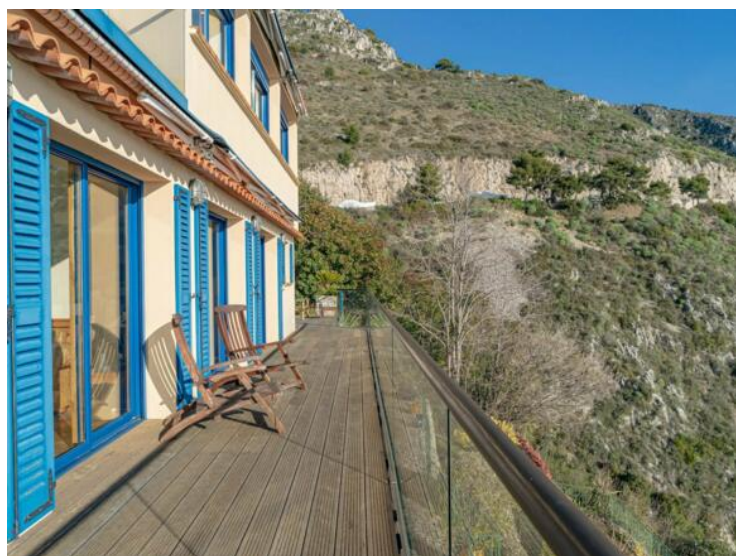
A sanctuary between sky and sea — where every sunrise feels like a private show.



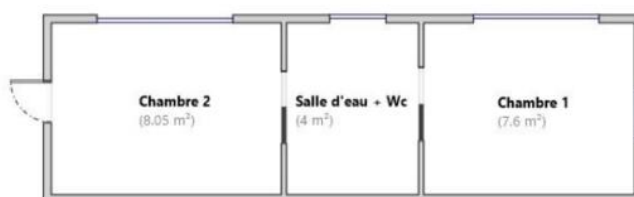
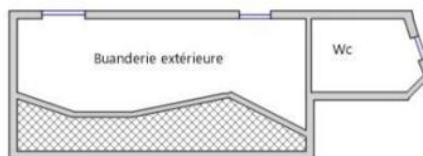
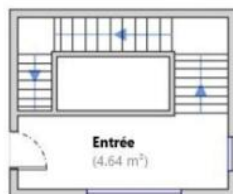






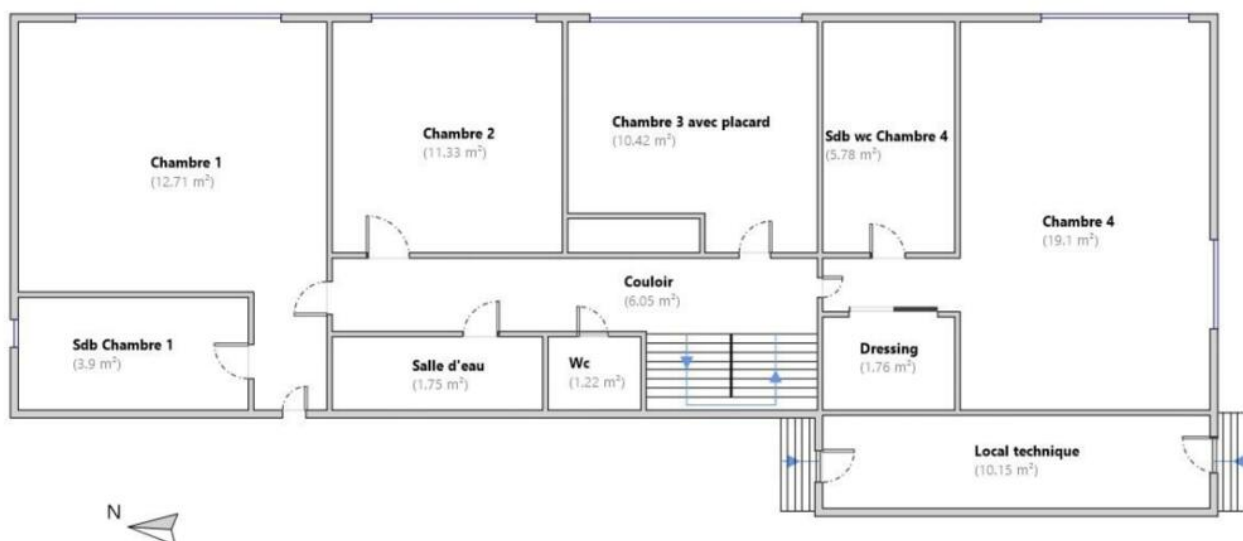


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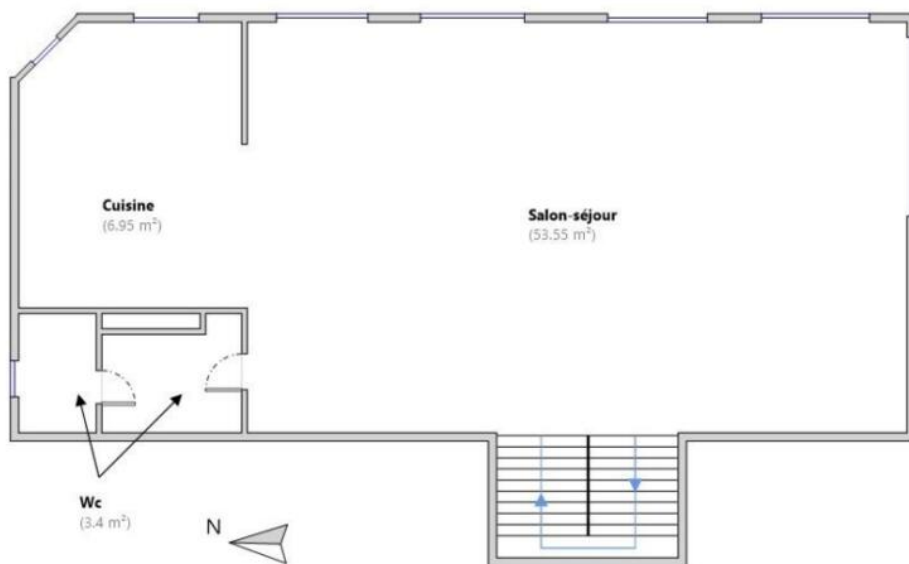


----- Dépendance -----

----- Rez de jardin -----



----- Rez de piscine -----



Diagnostic de Performances Énergétiques

logement très performant



139

kWh/m².an

4

kg CO2/m².an

logement extrêmement consommateur d'énergie



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Page
8/8

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