

## ÈZE - BRIGHT VILLA WITH POOL AND SEA VIEW

For sale

6 300 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Èze</b>	<i>City</i> <b>Èze</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>400 m<sup>2</sup></b>
<i>Land area</i> <b>2 345 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>New</b>
<i>View</i> <b>SEA VIEW</b>	<i>Exposure</i> <b>SOUTH</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>2550</b>

Located in Èze, just steps from Monaco and in a peaceful setting, this villa, currently under renovation, will be sold fully finished, offering a unique Mediterranean experience with unobstructed sea views.

This exceptional villa project of 400m<sup>2</sup> of living space, located in a privileged setting on the heights of Èze, offers a harmonious layout and quality services, combining modern comfort and Mediterranean charm. The garden level consists of a bright living room opening onto a fully fitted and equipped kitchen, ideal for sharing convivial moments with family or friends. Two bedrooms with bathrooms and a laundry room complete this level, offering functionality and privacy.

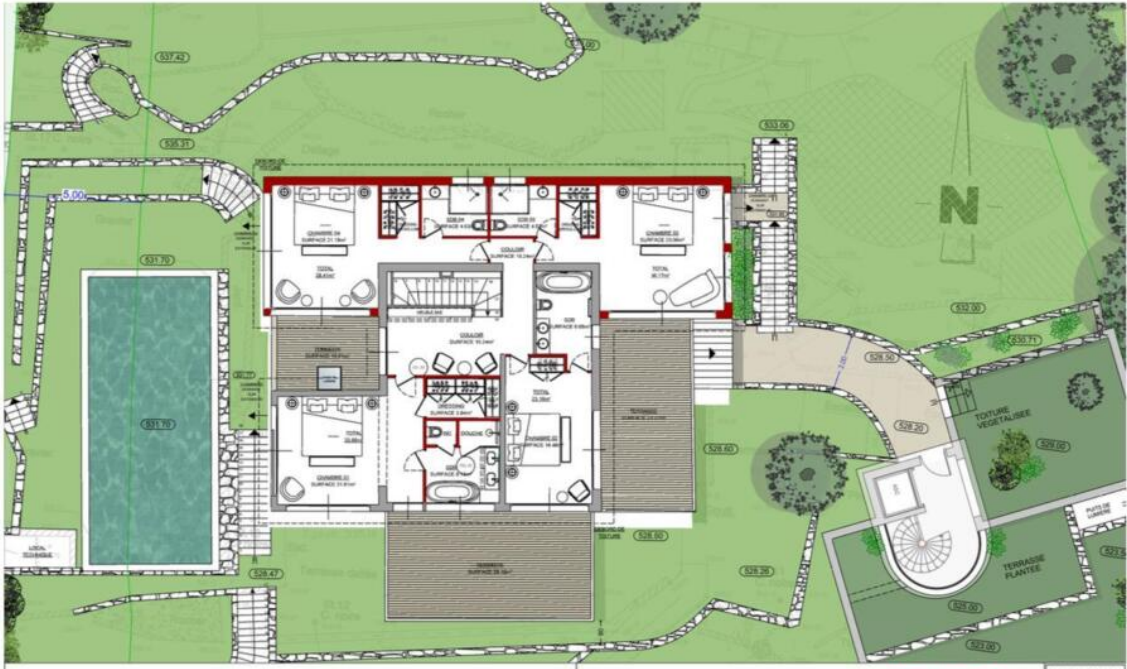


On the first floor, two air-conditioned bedrooms with en-suite bathrooms open onto a large terrace offering an exceptional panorama of the sea, allowing you to enjoy the beauty of the coastline and the sunsets.

Outside, the villa seduces with its swimming pool facing the sea, its carefully landscaped garden with shelters, a garage and even a space to play petanque. The whole creates an ideal living environment for relaxing, organizing outdoor meals or receiving guests in a rare and preserved environment.

This property harmoniously combines space, brightness and comfort, while offering spectacular sea views, making it a unique opportunity for a purchase on the French Riviera and to fully enjoy the Mediterranean lifestyle.





**PERMIS DE CONSTRUIRE PROVISOIRE**

Ref. Dossier n° 2440  
 Date: JUILLET 2025  
 Cadastre: Section AN n°246.247  
 Adresse: 5017 avenue des castles 96 360 EZE  
 ECH 1/100  
 DEMANDEUR : Monsieur DENAIN ALEXANDRE

**3.2**

**PLAN R+1 PROJET**

Architecte: Monsieur DENAIN ALEXANDRE

Notes:  
 - L'orientation du "NORD" indiquée sur les plans joints correspond à celles indiquées sur les documents existants ou futur et toute orientation relative apparaissant.  
 - Le dossier d'exécution préalable nécessite l'aide d'un ingénieur structure pour vérifier la faisabilité structurelle.  
 - Les limites séparatives de propriété et limite d'alignement résultent d'un relevé des signes apparents de possession, et d'une application cadastrale. Elles ne pourront être définitives qu'après examen des titres de propriété et, en cas d'indécision, après levage combinatoire de limite et alignement.  
 - Le présent dossier est une esquisse de faisabilité pour discussion établie sur base cadastrale. Il ne peut être considéré comme un dossier de consultation d'entreprise (DCE), ni autre plan d'exécution (EXE).

