



## Exceptional renovated villa with sea views

For sale

Sole agent

4 450 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>8</b>
<i>City</i> <b>Èze</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>300 m<sup>2</sup></b>	<i>Land area</i> <b>1 500 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>
<i>Floor</i> <b>1</b>	<i>Condition</i> <b>Renovated</b>
<i>View</i> <b>Sea views</b>	<i>Release date</i> <b>Available</b>
<i>Ref.</i> <b>SJC260062</b>	

On the doorstep of Monaco

Located in Èze, just minutes from Monaco, this beautifully renovated villa enjoys a calm and exclusive environment, surrounded by lush greenery and offering lovely open sea views.

Set on a magnificent flat landscaped plot of approximately 2,063 sqm, the property features a superb 12-meter swimming pool and generous outdoor spaces, ideal for relaxing and

entertaining.



Entirely renovated with great attention to detail by architect Ludwine Couvreur, the villa combines charm, elegance, and high-quality finishes throughout.

The villa is arranged over two levels and offers impressive volumes with high ceilings. The entrance leads to a dining area and a fully fitted kitchen, opening onto a bright and spacious reception room with large bay windows - perfect for seamless indoor-outdoor living and convivial dining.

On the other side, a large living room enjoys beautiful views over the pool and the sea, and connects to a bedroom. Guest toilets complete this level.

Upstairs, the night area comprises a stunning master suite of approximately 45 sqm, offering a beautiful and comfortable private space, as well as two additional en-suite bedrooms, each with their own bathroom.

The property also offers parking facilities with the possibility to create enclosed garages, as planning permission has already been granted.

This charming villa perfectly combines elegance, comfort, and an exceptional location on the French Riviera, making it an ideal retreat for an unforgettable stay.





