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EZE - Bord de Mer - Set of 2 villas with panoramic sea view

For sale — 6 800 000 €

Product type **House**	*Num rooms* **+5 rooms**	*City* **Èze**	*Country* **France**
Living area **670 m²**	*Land area* **2 500 m²**	*Bedrooms* **7**	*Parkings* **6**
Box **6**	*Condition* **New**	*View* **Unobstructed view**	*Exposure* **South**
Ref. **11253**			

Located just 10 minutes from Monaco, this luxury property enjoys absolute peace and quiet, close proximity to the sea, and breathtaking panoramic views. Offering approximately 700 sq m of living space, the property comprises two villas arranged over three levels, all served by an elevator, and which can be combined into a single residence.

Each villa features spacious terraces with magnificent views over the Mediterranean, as well as an indoor swimming pool. The property also includes a shared outdoor swimming pool for both villas. A large enclosed garage accommodates 5 to 6 vehicles and is complemented by numerous outdoor parking spaces under pergolas.

The construction is brand new, and the outdoor areas have already been landscaped with a Mediterranean-style garden and expansive terraces, perfectly integrating the property into its natural surroundings.

Inside, the spaces are to be fitted out according to your requirements, allowing complete freedom to meet your comfort expectations and personal taste. Together, the two villas offer 16 rooms, including 7 en-suite

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bedrooms, as well as several generously proportioned living areas.

Planned amenities include an indoor swimming pool, spa, gym, cinema room, and an elevator serving all levels.

The layout is ideal for owners wishing to maintain a degree of privacy, with the secondary villa dedicated to guests or suitable for rental investment purposes.

A complete file and 3D visuals are available upon request.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr









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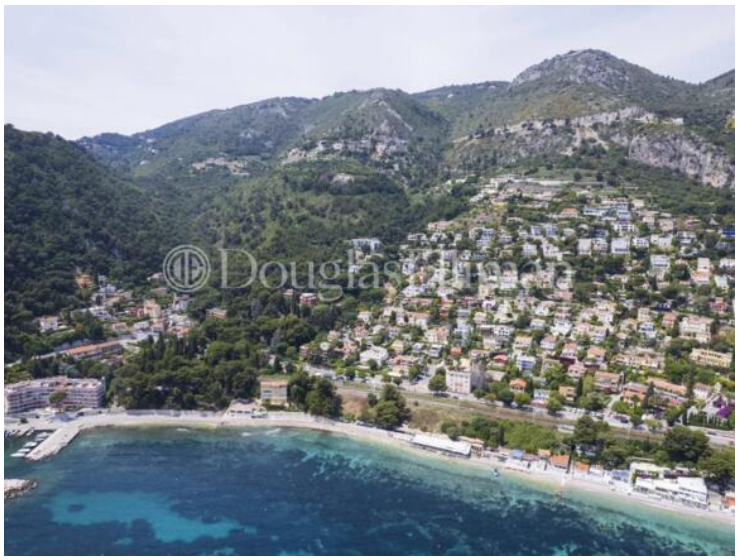












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