



**MYCROWN**  
ESTATES

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## Villa in Èze Bord de Mer – Panoramic Views & Absolute Serenity

For sale

2 800 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>+5 rooms</b>
<i>City</i> <b>Èze</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>271,21 m<sup>2</sup></b>	<i>Terrace area</i> <b>54,61 m<sup>2</sup></b>
<i>Land area</i> <b>603 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>
<i>Bathrooms</i> <b>5</b>	<i>Parkings</i> <b>4</b>
<i>Box</i> <b>1</b>	<i>Floor</i> <b>0,1&amp;2</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Sea, City &amp; Mountains</b>
<i>Ref.</i> <b>MCEFR36</b>	

This villa is nestled between the Mediterranean Sea and the sky, just moments from the renowned medieval village of Èze. Situated in the highly sought-after area of Èze Bord de Mer, the property enjoys breathtaking panoramic sea views, complete privacy, and a remarkably peaceful setting free from noise disturbances.

Built in 1993 and set on a 603 m<sup>2</sup> plot, this residence offers approximately 271 m<sup>2</sup> of living space arranged over four carefully designed levels.

Building & Amenities



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- Private elevator
- Bicycle storage room
- Built in 1993
- Individual heating system
- Energy-efficient heat pump
- Air conditioning throughout
- Latest-generation ventilation system (VMC)
- Energy Performance Rating: B (rare for a villa of this size and period)

#### Outdoor Features

- Rooftop swimming pool
- Multiple panoramic terraces and balconies
- Landscaped 603 m<sup>2</sup> plot
- Spectacular sea views
- Large closed garage with space for up to 4 vehicles
- Additional outdoor parking

#### Interior Layout

##### Garden Level (Level 1)

A fully independent studio with its own bathroom (shower and WC) and private terrace. Ideal for guests, staff accommodation or rental income opportunities.

##### Night Floor (Level 2)

- Three spacious bedrooms
- One bathroom
- One shower room
- Two separate toilets
- Large terrace overlooking the Mediterranean

##### Main Living Level (Level 3)

The heart of the home features expansive, light-filled living spaces opening onto generous terraces and a balcony:

- Living room
- Dining area
- Fully equipped open-plan kitchen
- Laundry room
- Dressing room
- En-suite bedroom with bathroom, shower, and WC
- Two large terraces with panoramic sea views

##### Rooftop Level (Level 4)

Accessible via an external staircase, the rooftop is dedicated to relaxation and entertaining:



- Swimming pool
- Expansive sun terrace
- Covered lounge and pool house
- Uninterrupted panoramic views of the Mediterranean coastline





