



Exceptional property with breathtaking sea view

For sale

6 800 000 €

Product type House	Num rooms +5 rooms	City Èze	Country France
Living area 575 m²	Land area 1 850 m²	Bedrooms 8	Bathrooms 7
View Unobstructed view	Exposure South	Ref. 86640574	

Located in Èze Bord-de-Mer, ideally close to Monaco, this exceptional property offers breathtaking views of the Mediterranean Sea. The beaches of Èze Bord-de-Mer are accessible on foot or by car, as are the port and shops of Beaulieu-sur-Mer, Saint-Jean-Cap-Ferrat and Cap-d'Ail.

Nestled in the heart of a sought-after residential area, just minutes from the coast and surrounded by protected green spaces, this residence offers around 575 m² of living space. It comprises two independent houses, which can be combined or sold separately.

Each villa has its own parking space, spacious living areas and indoor swimming pool. An elevator provides easy access to all levels of each villa.

The first villa comprises a living room, dining room and four suites with access to large terraces offering sea views. It also features a pool house and indoor swimming pool, also with magnificent sea views. A gym or cinema. Parking space for up to five vehicles.

The guest house also features an indoor pool and superb sea views. It includes a living and dining room, three suites, and a bedroom (or office) to suit the needs of the future owner. A gym and sauna complete the



comfort and well-being of this villa. Several easily accessible parking spaces are located within the property.

This project was realized in collaboration with renowned companies, with volumes delivered 'unfinished', to enable future owners to personalize the interior fittings according to their desires and needs. An elevator will provide easy access to all levels of each villa. Some visual summaries of the project are included here, and the complete file is available on request.

The two villas can also be purchased separately at prices of euros4m and euros2.8m. An architectural firm specializing in prestige real estate has designed a 3D project, available to purchasers. This can be adapted and realized to suit individual requirements and budgets. Ref. PE-00394









