



Exceptional property with breathtaking sea view

For sale

2 800 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 265 m²	<i>Land area</i> 1 850 m²	<i>Bedrooms</i> 4	<i>Bathrooms</i> 3
<i>View</i> Unobstructed view	<i>Exposure</i> South	<i>Ref.</i> 86718487	

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 villa offers around 265m² of living space. It also boasts an indoor swimming pool and superb sea views. Comprising 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 land to the north of the villa is shared with another house, which is for sale separately at euros4M. An architectural firm specializing in prestige real estate has designed a 3D project, available to buyers. This can



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be adapted and realized according to individual requirements and budget. Ref. PE-00416







