

## LUXURY VILLA FOR SALE IN ÈZE WITH PANORAMIC SEA VIEW

Reference 06360\_EZ



### DESCRIPTION OF THE PROPERTY

Nestled in the heart of the prestigious medieval village of Èze, between Monaco and Nice, this exceptional 250 m<sup>2</sup> villa embodies the very essence of the French Riviera lifestyle. Perfectly integrated into the Mediterranean landscape, it spans three levels and offers a breathtaking panoramic sea view, where every sunrise becomes an unforgettable moment. The ground floor unveils a true private paradise. A spacious patio extends towards the horizon, ideal for hosting refined gatherings and enjoying moments of relaxation. Two sparkling swimming pools and a jacuzzi overlooking the surrounding nature enhance this haven, complemented by a beautifully landscaped garden and multiple parking spaces. An independent bedroom welcomes guests in total privacy, while a fully equipped kitchen with direct outdoor access and a private spa area provide exclusive comfort. On the first floor, natural light floods an elegant living room through large picture windows framing the Mediterranean like a living masterpiece. A panoramic terrace extends the living space, perfect for outdoor dining facing the sea. Two spacious bedrooms, a modern kitchen, and a bathroom complete this family-friendly level. The second floor is dedicated to a panoramic suite, a true sanctuary suspended above the infinite horizon. It features an additional lounge that can be used as a study, a bright bedroom with spectacular views, a contemporary bathroom, and a veranda terrace usable all year round. Blending privacy, elegance, and modernity, this villa represents a rare opportunity on the French Riviera. Its already-approved building permit is a significant advantage, allowing for future extensions or bespoke customization. Located just minutes from Monaco and close to Nice, this property epitomizes Mediterranean prestige and offers the chance to live the Côte d'Azur lifestyle at its finest. #DestinationRiviera

**Euro 2 625 000**

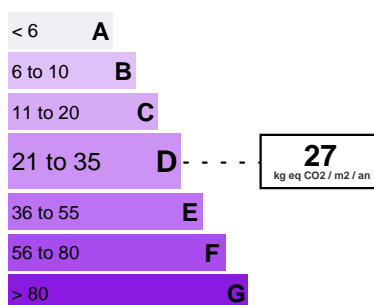
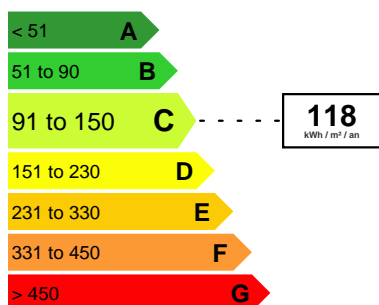
### FEATURES

**Destination Riviera**

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed



City	Eze	Surface :	250 m²
Terrace :	Yes	Cellar :	Yes
Carrez surface :	250 m²	Fenced garden :	Yes
Property tax :	Euro / year 3 547	Free at the time of sale :	Yes
Honorary payable by :	seller	Number of pieces :	5 pieces
Number of bedrooms :	3	Type of parking :	Outside



Date of energy audit :





