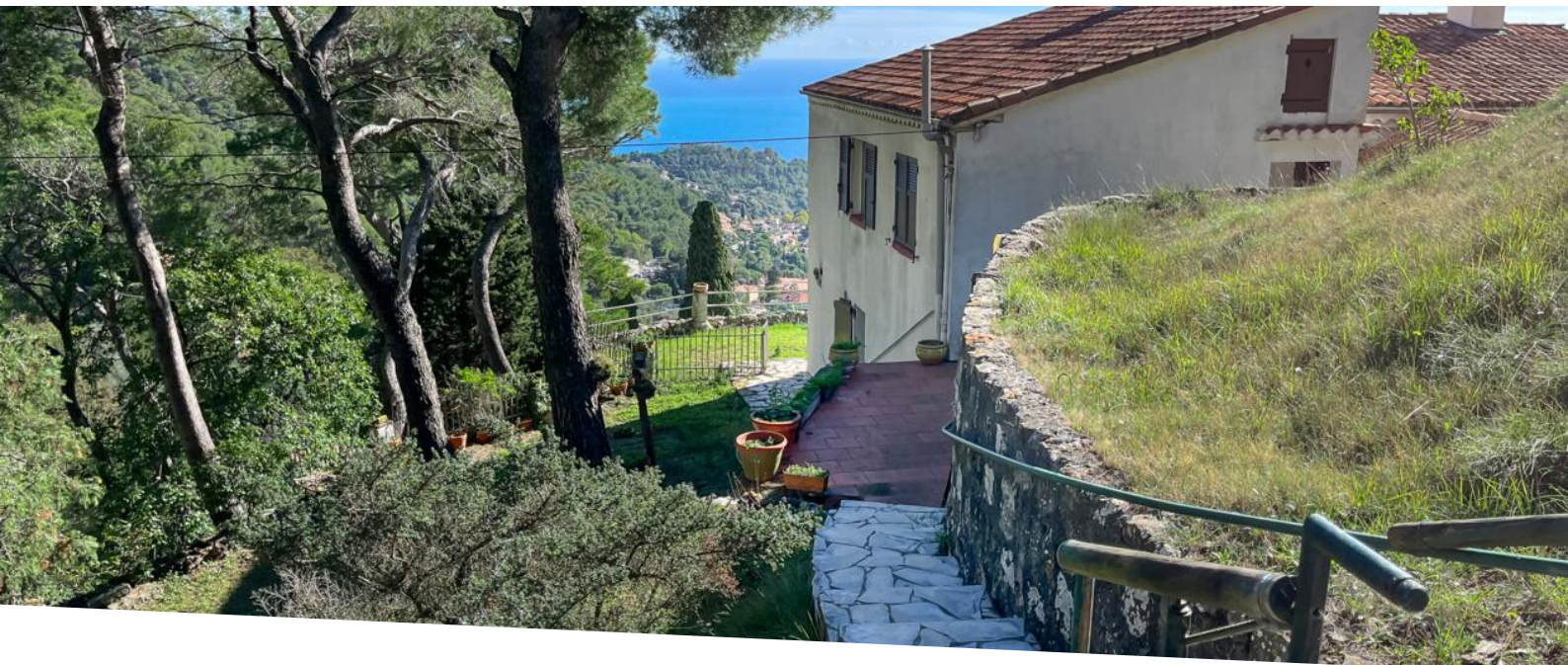




OPPORTUNITY - EZE VILLAGE - VILLA WITH PANORAMIC VIEWS

For sale

1 350 000 €

Product type Villa	Num rooms 9
District Èze	City Èze
Country France	Living area 193 m²
Land area 2 455 m²	Bedrooms 4
Bathrooms 2	Cellars 2
Box 1	Condition Work required
Ref. EEM-VF-E001	

Splendid 193 m² villa to renovate on the upper heights of Eze, offering breathtaking panoramic views of the sea and historic village.

This high-potential property is nestled on a vast 2455 m² constructible and poolable plot, offering numerous possibilities for extensions and customization to create the perfect home.

This wonderful house to renovate offers 193 m² of living space over two floors and is composed as follows.

First floor:

- Entrance hall.



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Ref. : EEM-VF-E001

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- Three bright bedrooms.
- A living-dining room opens onto the terrace.
- A vast living room with a veranda.
- A kitchen

Garden level :

- A large independent studio with an open kitchen, bathroom and independent toilet.
- Two basements for conversion, providing 30 m² of additional living space.

The 2455 m² landscaped plot is suitable for a swimming pool. Numerous parking possibilities, including a closed **garage separate from the house.**

The local PLU allows the villa to be enlarged. **A building permit has already been approved in 2023 for the addition of 133 m² of floor space.**

The size of the plot and the layout of the house offer numerous possibilities, from a simple renovation to an extension for a total makeover.







Diagnostic de Performances Énergétiques

