



Eze - Exceptional modern villa with sea view and possibility of extension

For sale 4 480 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 323,35 m²	<i>Land area</i> 4 610 m²	<i>Bedrooms</i> 6	<i>Bathrooms</i> 5
<i>Box</i> 1	<i>Furnished</i> Yes	<i>Ref.</i> 6448107	

Located in the heights of Saint Laurent d'Eze, just a few minutes from Monaco, this sumptuous 323 m² villa, with the possibility of extension and creation of a second villa, offers an exceptional setting. Built on a 4610 m² plot in a private, secure estate, the property guarantees absolute calm and breathtaking sea views.

Renovated with top-of-the-range materials, this bright, contemporary villa comprises on the first floor an elegant entrance hall with guest toilet, a spacious double living/dining room, a large modern kitchen, and a ground-floor bedroom with bathroom and dressing room. An independent duplex studio completes this level.

Upstairs, the villa offers a master suite with large bathroom and dressing room, a second master bedroom with bathroom and dressing room, and a third double bedroom with en suite shower room. In all, five en suite bedrooms ensure comfort and privacy.

The unoverlooked garden, adorned with Mediterranean trees, boasts a large heated swimming pool and a summer kitchen nestled in greenery. The villa also includes a double garage and several outdoor parking spaces. Security is enhanced by a video surveillance system covering both the interior and exterior of the property.

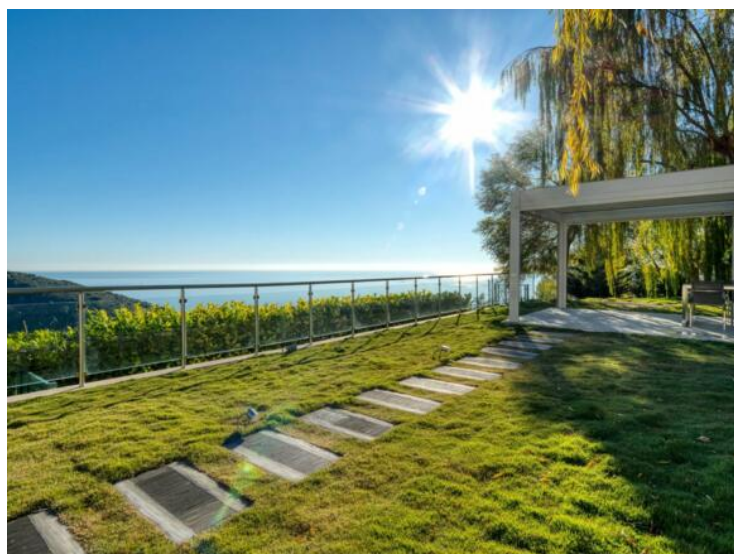


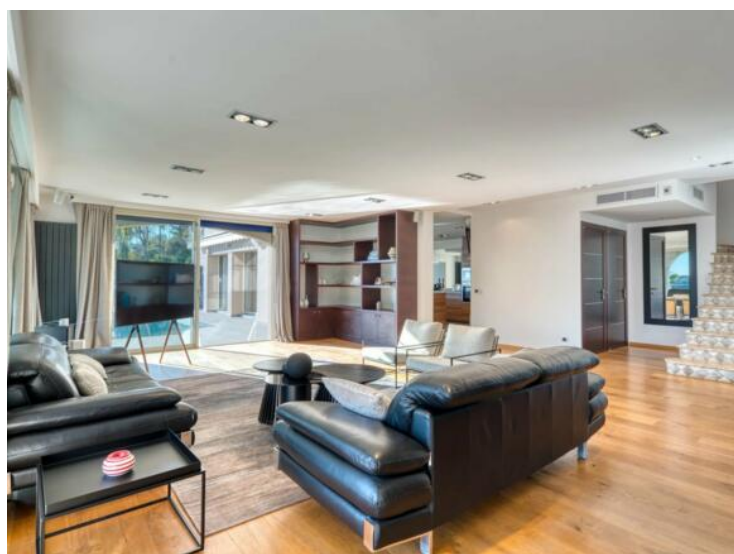
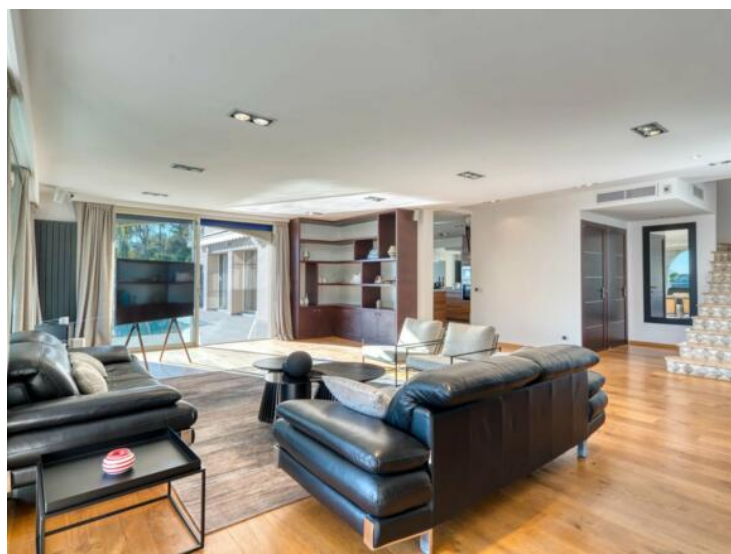
This undeniably charming villa will seduce you with its idyllic setting, top-of-the-range features and panoramic sea views all the way to the tip of Cap d'Ail. It also offers unique expansion and development potential, i.e. the possibility of enlarging the main villa by a further 80 m², as well as building a second villa of approx. 150 m² with swimming pool and 75 m² garage.

Fees at vendor's expense.

Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr

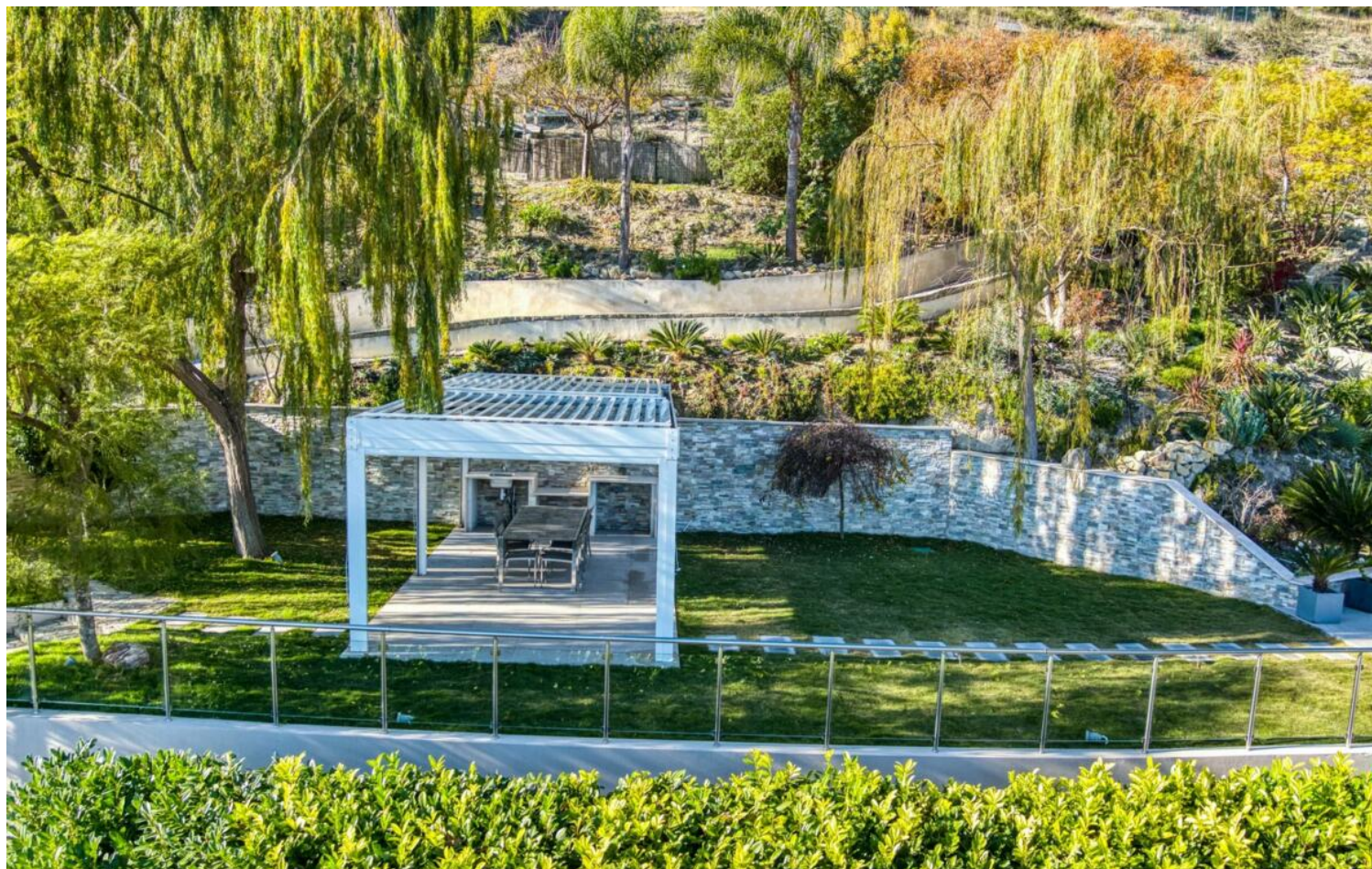












Diagnostic de Performances Énergétiques

