



LIMANDAT

REAL ESTATE

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Èze – Prestige Villa with Sea View & Exceptional Potential – Jus

For sale

3 590 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Èze	<i>Country</i> France
<i>Living area</i> 424 m²	<i>Land area</i> 900 m²	<i>Bedrooms</i> 11	<i>Bathrooms</i> 5
<i>Parkings</i> 6	<i>Condition</i> Work required	<i>View</i> Unobstructed view	<i>Ref.</i> 85250859

Eze, Located in a highly sought-after residential area, in total tranquility and just minutes from Monaco, this rare property offers 424 sqm of living space and boasts a panoramic sea view with multiple development possibilities.

Spread over three levels with ground-level access on each floor thanks to its terraced layout, the villa is currently configured as three spacious 3-bedroom apartments and two independent studios. A versatile opportunity, ideal as a primary or secondary residence, a luxury guesthouse, a high-end coliving project, or a profitable rental investment.

Terraces: Over 500 sqm of outdoor space to personalize (pool, garden, solarium...)

Land: 900 sqm

Parking: 6 private spaces



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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.

Layout: 3 levels – each with ground-floor access

Current units: 3 x 3-bedroom apartments + 2 studios (subject to co-ownership)

Windows: Double-glazed wooden frames

Internet: Fiber + 4G/5G connectivity

☐ Rare Bonus Option: Possibility to acquire an adjacent non-buildable parcel of 1,280 sqm, ideal for:

Expanding outdoor areas

Creating a wellness zone, vegetable garden, or extra parking

Location & Amenities: Monaco: 6 km Nice: 12 km Beaches: 10 minutes by car Transport: Bus stop 100 m Train station 1.3 km

Shops & services: Bakeries, supermarkets, and schools nearby

Road access: Direct access to A8 motorway and Moyenne Corniche

☐ Highlights: Breathtaking sea view

Peaceful and green surroundings

Terraced topography with step-free access on each floor

Multiple layout and usage options

Immediate proximity to Monaco and the French Riviera hotspots

Agency fees borne by the seller Legal notices & risk info available at: georisques.gouv.fr

☐☐ A Rare Investment Opportunity at the Gateway to Monaco Ideal for investors, large families, or premium lifestyle projects. This property offers a unique blend of location, size, view, and versatility — a rare find in this highly coveted area.









