



## Eze-sur-mer - Waterfront - Villa 6 pieces

For sale

8 850 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Èze</b>	<i>City</i> <b>Èze</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>296 m<sup>2</sup></b>
<i>Total area</i> <b>600 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>
<i>Parking</i> <b>1</b>	<i>Cellars</i> <b>3</b>
<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Stunning sea views</b>
<i>Exposure</i> <b>SOUTH</b>	<i>Ref.</i> <b>SP-KP-82449269</b>

Located by the sea in Eze-sur-Mer, built on a plot of approximately 600m<sup>2</sup>, this superb villa offers an exceptional living environment in an elegant and luxurious environment.

On the ground floor you will find a welcoming entrance, three comfortable bedrooms, two shower rooms, a bathroom, a practical dressing room, two toilets, a spacious bright living room, a fully equipped kitchen, a sun terrace and a multipurpose workshop.

Upstairs, a landing leads you to a second kitchen, a large living room, a functional laundry room, two other bedrooms with their own shower rooms, an additional bathroom, a large dressing room and a terrace offering breathtaking views of the Mediterranean Sea.



A building permit is pending for an extension and the creation of an additional level, which will bring the living area to approximately 473 m<sup>2</sup>. This new space will also include a luxurious wellness area with indoor pool, sauna, hammam and gym.

The landscaped garden offers a beautiful indoor swimming lane, ideal for relaxing. In addition, the property includes practical annexes, such as a grotto, garage and cellars.

This villa represents an incredible opportunity.



