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Eze Cap Estel - Stunning sea view

For sale

5 450 000 €

Product type **House**	*City* **Èze**	*Country* **France**	*Living area* **218,31 m²**
Land area **684 m²**	*Total area* **324,39 m²**	*Bedrooms* **3**	*Bathrooms* **3**
Box **1**	*Condition* **New**	*View* **Unobstructed view**	*Exposure* **South**
Ref. **MZISJ1644**			

Just a few minutes from Monaco, in the highly sought-after Cap Estel district, renowned for its iconic luxury palace, this contemporary villa enjoys a privileged setting at the end of a discreet cul-de-sac serving only a handful of exclusive residences. A peaceful residential environment overlooking the Mediterranean, where privacy and tranquillity are paramount. Designed with a sleek contemporary aesthetic, the villa impresses with its high-quality finishes, expansive floor-to-ceiling glass windows, and seamless open-plan living spaces. The rooftop terrace has been thoughtfully arranged as a spacious parking area, providing ample space for several vehicles. Upon entering, generous volumes reveal a magnificent reception area featuring a spacious living room and dining room opening directly onto the terraces and swimming pool. The fully equipped Bulthaup open-plan kitchen blends perfectly into the living area and is complemented by a separate laundry room. Upstairs, three beautiful en-suite bedrooms enjoy breathtaking sea views. Framed by majestic umbrella pines, the panorama creates a truly enchanting setting where the deep blue of the Mediterranean merges harmoniously with the surrounding coastal landscape. More akin to a luxury penthouse than a traditional villa, this property is the perfect choice for those seeking a refined second home that is exceptionally easy to maintain and requires very little outdoor upkeep. Fully secured with an alarm system and CCTV surveillance, the property also benefits from a large detached garage. A rare opportunity combining contemporary

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comfort, privacy and an exceptional location, ideal for enjoying weekends or holidays on the French Riviera, just minutes from Monaco.









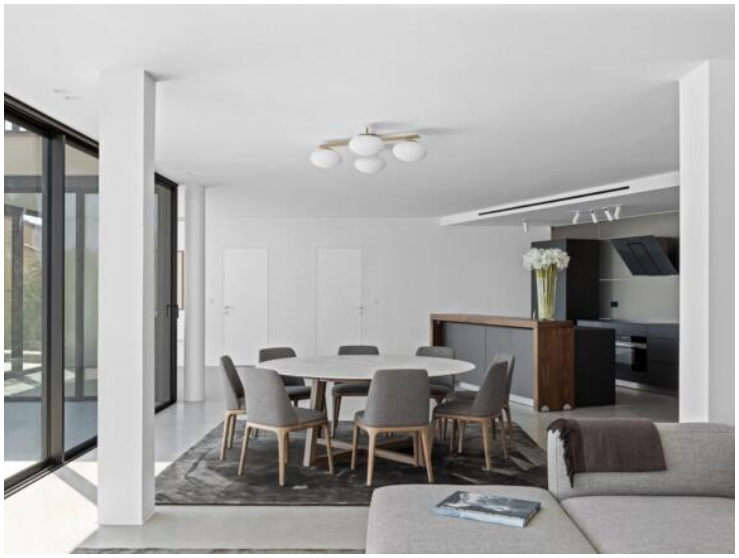
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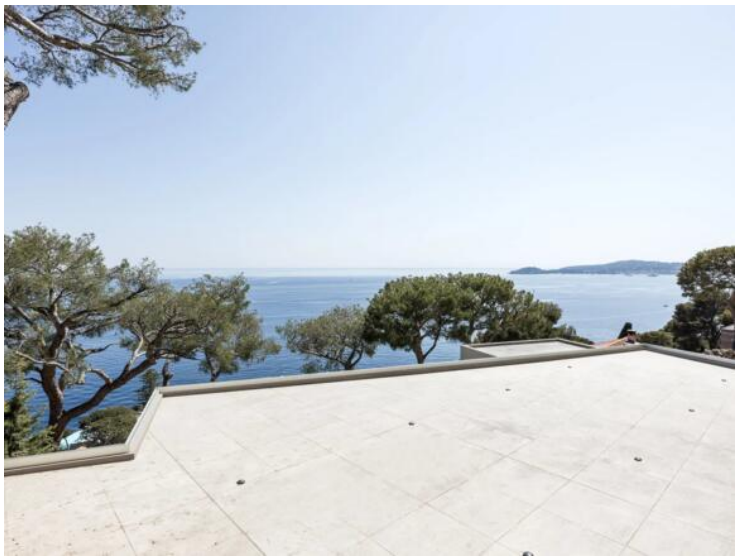












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