



OPPORTUNITY - EZE VILLAGE - VILLA WITH PANORAMIC VIEWS

For sale

1 350 000 €

<i>Product type</i> House	<i>Num rooms</i> 9
<i>District</i> Èze	<i>City</i> Èze
<i>Country</i> France	<i>Living area</i> 193 m²
<i>Land area</i> 2 455 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 2	<i>Cellars</i> 2
<i>Box</i> 1	<i>Condition</i> Work required
<i>Ref.</i> 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.



- 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

