



## Amazing property with sea views

For sale

Co-exclusive

7 400 000 €

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| <i>Product type</i><br><b>House</b>             | <i>Num rooms</i><br><b>6</b>                   |
| <i>District</i><br><b>Èze</b>                   | <i>City</i><br><b>Èze</b>                      |
| <i>Country</i><br><b>France</b>                 | <i>Living area</i><br><b>490 m<sup>2</sup></b> |
| <i>Total area</i><br><b>4 316 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>+5</b>                   |
| <i>Bathrooms</i><br><b>+5</b>                   | <i>Parkings</i><br><b>+5</b>                   |
| <i>Cellars</i><br><b>2</b>                      | <i>Box</i><br><b>+5</b>                        |
| <i>Condition</i><br><b>Very good condition</b>  | <i>Ref.</i><br><b>SP-JV-84372435</b>           |

Modern property for sale on the hills of Eze with a view of the sea and the castle. Silence, seclusion, fresh air, and an adjacent natural park. A very large land plot of 4316 sqm consisting of several lawns, perfect for relaxation. Garage for 6 cars and parking for more than 10 cars on the premises.

The property consists of 2 separate villas:

A two-story 240 sqm large villa with extra spacious salon, fireplace, kitchen, 2 bedrooms, 3 large walk-in closets (2 of them are potential bedrooms), additional room and 3 bathrooms;

The second house of 250sqm is three-story with an immense living room with beautiful views of nature, the sea and the pool, 5 bedrooms and 5 bathrooms, as well as a sauna, a relaxation and entertainment room, and a spacious wine cellar.



On the premises, there is an open swimming pool, a pool house with an open kitchen, and a dining room table for 12 people.

Beautiful and convenient access road. Just a few minutes' drive from tennis courts and other amenities in the village of Eze.

On the hills of Eze, a few minutes drive from the tennis courts and other amenities, with superb views of the sea and the castle, splendid modern property located in an idyllic, quiet setting, with an adjacent natural park.

With a very large plot of 4316 m<sup>2</sup> extending over 4 large terraces, perfect for relaxation.

The property is divided into 2 separate villas:

The first, with an area of 240m<sup>2</sup>, is on two levels. It consists of a huge living room with beautiful views of nature and the sea, 3 bedrooms, 3 generous dressing rooms (including 2 potential bedrooms) and 3 bathrooms;

The second house with an area of 250m<sup>2</sup> rises on three floors. It consists of a spacious living room with a beautiful view of nature, the sea and the swimming pool, 5 bedrooms and 5 bathrooms as well as a sauna, a relaxation and entertainment room and an extensive wine cellar.

The property has a swimming pool, a pool house with a swimming pool, a swimming pool and a swimming pool.  
summer kitchen.

A garage for 6 cars and parking spaces for more than 10 cars complete this exceptional property.

Convenient access. 15 minutes from Monaco, 10 minutes from the motorway, 30 minutes from Nice International Airport







