



## Exceptional Villa in Èze: Luxury, Modernity and Breathtaking Vie

Seasonal rental

Rent on request

<i>Product type</i> <b>House</b>	<i>Num rooms</i>	<i>City</i> <b>Èze</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>323 m<sup>2</sup></b>	<i>Land area</i> <b>4 000 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>
<i>Box</i> <b>1</b>	<i>Ref.</i> <b>85055342</b>		

Located in the heights of Èze, this magnificent 323 m<sup>2</sup> family villa, designed by an architect and tastefully renovated, offers an exceptional setting. Set in 3500 m<sup>2</sup> of grounds, it comprises five en suite bedrooms on two levels, just a few minutes from Monaco, in a private and secure estate, guaranteeing absolute peace and quiet.

First floor:

- A welcoming entrance hall.
- A vast 95 m<sup>2</sup> living/dining room with large bay windows and integrated sound system.
- Spacious, fully-equipped kitchen.
- A guest bedroom with pool and sea views.
- An independent duplex studio with mezzanine bedroom, approx. 45 m<sup>2</sup>.

Second floor:

- A 30 m<sup>2</sup> master suite with dressing room and luxurious bathroom worthy of a 5-star hotel. The room is fitted with 'galandage' windows, opening onto three terraces with sea views.





- A 30 m<sup>2</sup> junior bedroom with en-suite bathroom and its own terrace offering stunning sea views.
- An additional bedroom with bathroom, ideal for children or guests.

Outside, you'll enjoy a large heated mosaic swimming pool and a summer kitchen nestled in greenery. The villa also features a large flat terrace with sea views, as well as a landscaped Mediterranean garden.

The property has a large garage with space for four cars, as well as several outdoor parking spaces. Security is assured by a video surveillance system covering the property.











