

# *Contemporary villa*

EZE



# The Villa

## **Contemporary villa with sea view and exceptional services**

Overlooking the sea, in absolute tranquility within a private gated domain, this brand-new contemporary villa offers exceptional features. The modern architecture has been meticulously designed to maximize volume, space, and light.

The resolutely contemporary style highlights concrete and metal while incorporating light materials that give the property a particularly warm atmosphere.

Extremely spacious, the villa is built on a flat plot of 2,200 m<sup>2</sup> and offers approximately 415 m<sup>2</sup> of living space, plus a basement of over 225 m<sup>2</sup>.

The ground floor consists of a vast living area that opens onto the garden and swimming pool through oversized sliding glass doors.

On this level, a gym with a laundry room could be converted into a bedroom with an en-suite shower room.

On the upper floor, the master bedroom with its en-suite bathroom offers panoramic views of the sea and the charming historic village of Èze. Two additional bedrooms with en-suite shower rooms enjoy the same breathtaking sea view.

The villa includes a vast, fully finished basement offering numerous possibilities. Currently, it features a bedroom with an en-suite shower room, a billiard room, a bar, a wine cellar, a games and fitness room, a professional laundry, and a garage.

A guest house equipped with a living room, kitchen, and bedroom completes the property.

The outdoor areas are beautifully landscaped and planted with Mediterranean species (cypress trees, laurels, fragrant jasmines, etc.) and include a barbecue area and a lovely Pétanque field.

The features and architecture of this property are remarkable, making it truly unique.



## Details



415 sqm  
plus a basement of over 225 sqm



2200 sqm



5



5

**€ 9 750 000**

REF. 10503

# Specifications and features

## Floor -1

- 1 Bedroom
- 1 Shower room / Lavatory
- 1 Play room *Bar and Billiards room*
- 1 Wine cellar
- 1 Exercise room
- 1 Laundry room
- 1 Garage

## Floor Ground floor

- 1 Entrance
- 1 Lavatory
- 1 Double reception room
- 1 Dining room
- 1 Kitchen
- 1 Exercise room *could be a bedroom*
- 1 Laundry room
- 1 Laundry room *could be en-suite bathroom*
- 1 Summer kitchen with barbecue

## Floor 1st

- 1 Principal bedroom
- 1 Bathroom / Lavatory
- 2 Bedrooms
- 2 Shower rooms / Lavatories

## Guest house - Floor Ground floor

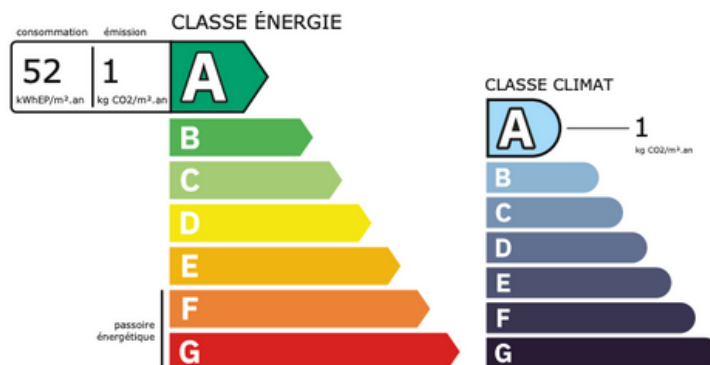
- 1 Eat-in kitchen
- 1 Shower room / Lavatory

## Guest house - Floor 1st

- 1 Bedroom

- Double glazing
- Aluminum window
- Sliding windows
- Electric awnings
- Triple glazing
- Irrigation sprinkler
- Fence
- Outdoor lighting
- Alarm system
- Electric gate
- Video security
- Videophone
- Swimming pool
- Fitness
- Boules court

- Town centre (500 metres)
- Shops (500 metres)
- Sea (3 km)



Agency fees payable by vendor - Classe énergie 52 kWh/m<sup>2</sup>.year (A) - Classe climat 1 kg CO<sub>2</sub>/m<sup>2</sup>.year (A) -  
 Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie  
 de l'année 2023 : 1310€ ~ 1772€ - ESTATE PRESTIGE | KNIGHT FRANK - Non-holding of funds - SIRET  
 43827090200085























## **PROPERTY CONSULTANT**

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