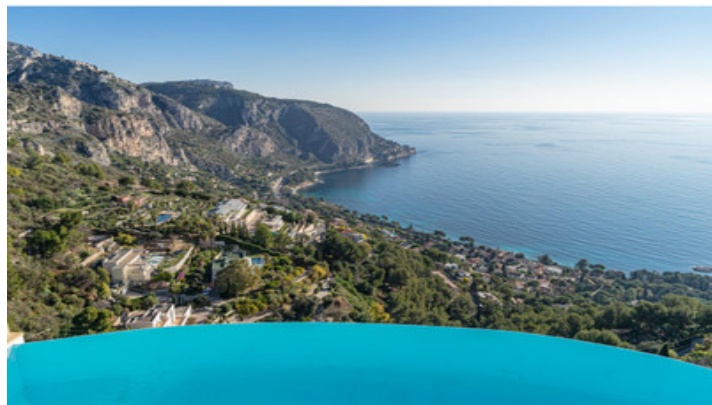
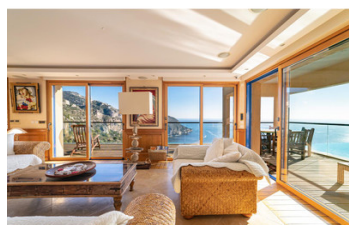
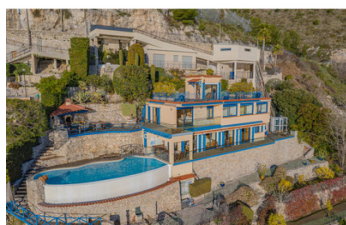


5 bedroom luxury villa in Èze with a panoramic sea view, swimming pool, rooftop terrace with sauna and garage



## INFORMATION

Town:	Èze
Department:	Alpes-Maritimes
Bed:	6
Bath:	4
Floor:	162 m2
Plot Size:	1500 m2



## IN BRIEF

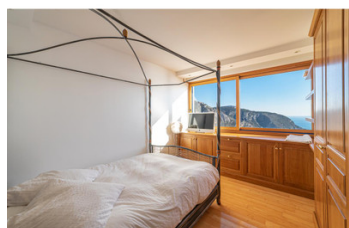
This gorgeous villa boasts a panoramic sea view and is located less than 5 minutes by car from the village of Èze, and 25 minutes from Nice airport. The villa is set over three levels and has 5 bedrooms - one of them located in a separate outbuilding - a beautiful large terrace, a terraced Mediterranean garden with fruit trees, an infinity pool, and a spacious garage for 2-3 cars and 3 outdoor parking spaces. The perfect holiday home or around the year residence!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

Set just off the Moyenne Corniche this fabulous villa is set over three levels and also boasts a rooftop terrace with its own wooden sauna building and small indoor gym - both overlooking the Mediterranean - and of course you'll also have a breathtaking panoramic sea view from every room in the villa.

From the garage you can access the villa either by an external staircase, or with your own private funicular that with a push of a button takes you down to the villa (with an incredible view!).

On swimming pool level you have a large cosy combined living room and dining room, and a large equipped American kitchen fitted with high quality furniture and kitchen appliances, with large glass doors out to the terrace so you can really enjoy that incredible view. On the first floor there are 4 bedrooms - one of them the master bedroom with direct access to the terrace - three bathrooms (one with a jacuzzi and sea view), and a dressing room. There is also an independent apartment next to the garage with two rooms (1 bedroom), with a shower room and a laundry room.

You have a terraced Mediterranean garden with fruit trees - easy to maintain - an infinity swimming pool, and a large garage for 2-3 cars (which can also be accessed with low and wide cars) as well as additional outdoor parking space for 2-3 cars on the driveway.

The village of Èze is located a short...