

STUNNING VILLA CLOSE TO MONACO

For sale France

Co-exclusive

Price on request

Product type	House	Num rooms	5+
Total area	5 996 m ²	Num bedrooms	+5
Living area	646 m ²	Num parking	+5
Land area	5 350 m ²	Num cellars	3
Condition	Very good condition	Num box	+5
Meublé	Yes	City	Èze
		Country	France

Built in 2013, this exceptional property features 6 bedrooms across three levels: basement, garden, and upper floors. The residence offers premium amenities, including parking with tree-shaded spots, a closed garage, wine cellar, laundry room, home cinema, gym, massage room, and hammam. The Villa stands as an exceptional retreat, presenting a seamless blend of luxurious living spaces and impeccable design. This is embodied in the meticulous attention to detail throughout the property. Incorporating elegant design and luxurious features, this property defines refined living.

- **Basement:** 233.51 m² garage, 61.19 m² versatile space (gym, cinema, etc.), and 173.09 m² functional areas (wine cellar, technical rooms, etc.).
- **Ground Floor:** 248.00 m² residential space.
- **First Floor:** 199.01 m² residential space.

The villa spans 655.12 m², complemented by a 56.91 m² caretaker's house. Additionally, the guest house offers a sophisticated experience:

Guest House:

- Access via stairs or lift.
- Includes garage, wine cellar, technical room, laundry, home cinema, gym, massage room, hammam, and shower with Japanese toilet.

Ground Floor:

- Spacious living-dining area, TV lounge, kitchen, office, and Japanese-style guest WC.

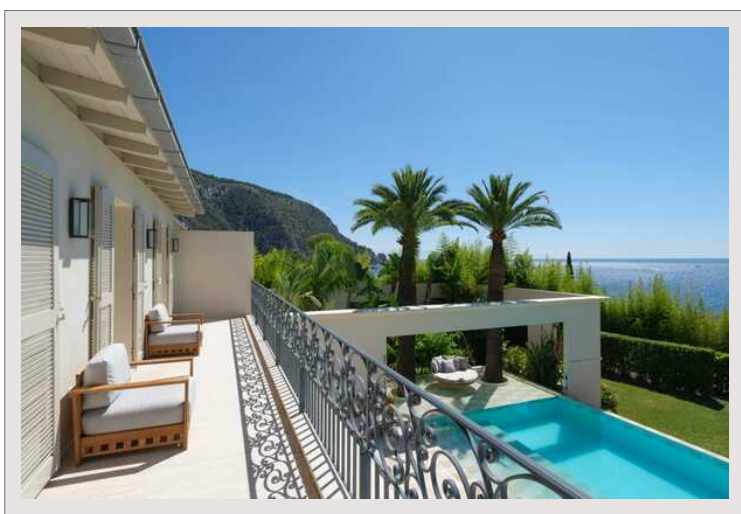
Mezzanine:

- Children's area with living space, bedroom, shower room, and Japanese-style guest WC.

First Floor:

- Guest bedroom with sea-view terrace and bathroom.
- Four bedrooms with en-suite facilities and sea views.

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