

OPPORTUNITY - EZE VILLAGE - VILLA WITH PANORAMIC VIEWS

For sale France

1 352 000 €

Splendid 193 m² villa to renovate on the upper heights of Eze, offering breathtaking panoramic views of the sea and historic village.

This high-potential property is nestled on a vast 2455 m² constructible and poolable plot, offering numerous possibilities for extensions and customization to create the perfect home.

Product type	Villa	Num rooms	5+
Living area	193 m ²	Num bedrooms	4
Land area	2 455 m ²	Num cellars	2
View	Panoramic view of the sea and the Eze village.	Num box	1
Exposure	South - South East	District	Èze
Condition	Work required	City	Èze
In collaboration with	Caron Immobilier - CPI 5906 2018 000 027 953 - CCI NICE	Country	France

This wonderful house to renovate offers 193 m² of living space over two floors and is composed as follows.

First floor:

- Entrance hall.
- Three bright bedrooms.
- A living-dining room opens onto the terrace.
- A vast living room with a veranda.
- A kitchen

Garden level :

- A large independent studio with an open kitchen, bathroom and independent toilet.
- Two basements for conversion, providing 30 m² of additional living space.

The 2455 m² landscaped plot is suitable for a swimming pool. Numerous parking possibilities, including a closed **garage separate from the house.**

The local PLU allows the villa to be enlarged. **A building permit has already been approved in 2023 for the addition of 133 m² of floor space.**

The size of the plot and the layout of the house offer numerous possibilities, from a simple renovation to an extension for a total makeover.

OPPORTUNITY - EZE VILLAGE - VILLA WITH PANORAMIC VIEWS



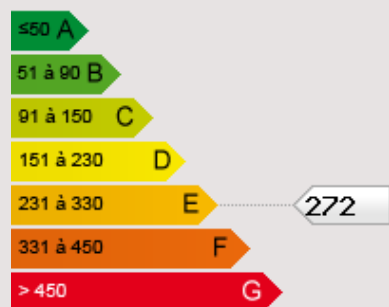
OPPORTUNITY - EZE VILLAGE - VILLA WITH PANORAMIC VIEWS



OPPORTUNITY - EZE VILLAGE - VILLA WITH PANORAMIC VIEWS



Consommations énergétiques



Émissions de gaz à effet de serre

