

ÈZE (SAINT-LAURENT-D'ÈZE) 06360 FRANCE

€8,500,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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FRANCE

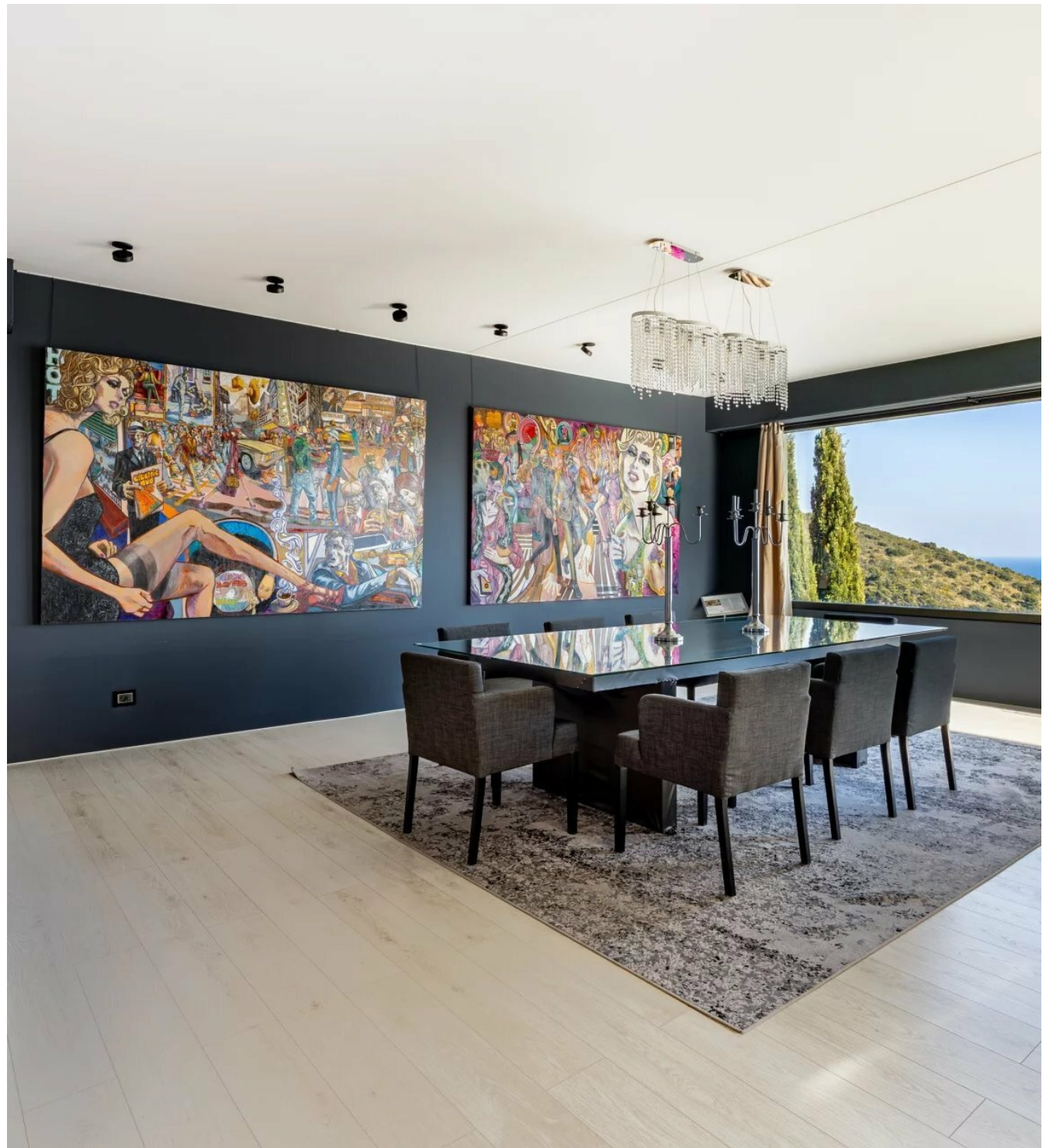
High-End Heritage Investment in Èze on the French Riviera We are pleased to present a rare investment opportunity at the heart of one of the most sought-after residential markets on the French Riviera. This project is designed for private investors, family offices, asset management companies, and institutional investors—both French and international—seeking a prestigious asset that combines security, capital appreciation, and long-term value creation. PROJECT WITH STRONG VALUE-ADD POTENTIAL The estate offers exceptional development flexibility, supported by a combination of key strengths:

**795 m,
Swimming pool, Sauna, Spa**

€8,500,000



A main estate of 1,000 sqm set on 3,600 sqm of land with panoramic sea views, including a former artist's residence with spa facilities, adaptable to multiple scenarios: a single luxury residence, subdivision into independent residences, or a boutique hospitality concept. A separate plot allowing the construction of an independent 350 sqm villa on 1,250 sqm of land, featuring a swimming pool and fully private access. Asset arbitrage strategies: targeted resale of the villa or high-end rental operation, generating immediate income and an attractive operating yield. This configuration secures an exceptional asset while optimizing value creation through a controlled resale and operating strategy. SUSTAINABLE HERITAGE INVESTMENT Ideally located in an exclusive residential environment, the estate benefits from: absolute privacy, long-term capital appreciation supported by land scarcity, immediate proximity to major hubs of the French Riviera: Monaco, Nice International Airport, and Cap-d'Ail. Both the main estate and the independent villa offer outstanding rental potential in the ultra-prime market, enabling recurring income generation while maintaining full flexibility for valuation or resale. RARE INVESTMENT OPPORTUNITY



This project meets all the criteria sought by discerning investors: exceptional estate with high modularity, value creation through resale and rental strategies, secure long-term wealth investment, unique retreat offering tranquility, privacy, and panoramic sea views in a preserved natural setting. A premium asset combining prestige, performance, and durability in one of the most resilient and sought-after areas of the French Riviera. Seller's fees included. Property tax: EUR 10,300. Information on risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr



