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# Elegant villa near the Grand Hôtel

## For sale

## 12 600 000 €

| | |
|---|---|
| *Product type*<br>**Villa** | *Num rooms*<br>**7** |
| *City*<br>**Saint-Jean-Cap-Ferrat** | *Country*<br>**France** |
| *Living area*<br>**350 m²** | *Land area*<br>**4 000 m²** |
| *Bedrooms*<br>**5** | *Bathrooms*<br>**6** |
| *Floor*<br>**2** | *View*<br>**Vue dégagée** |
| *Ref.*<br>**BSM260439** | |

An elegant provençal style villa located on the residential hillside overlooking the Grand Hotel near the end of the Cap with panoramic sea views over the surrounding parasol pine trees. Built up over 3 levels with five bedrooms opening onto large terraces the property is set in 4,000 sq m of private grounds with a swimming pool.

The reception level consists of an entrance hall opening onto the reception and dining areas, a fully fitted kitchen and large terrace under a vine covered trellis leading to the swimming pool area. There is a first bedroom or study at this level.
The top floor consists of four ensuite bedrooms. The lower ground level provides a three car garage, an independent apartment, laundry room and storage facilities.
The property will need to be refurbished and could even be modernised to more contemporary architecture.
The location, views and size of the property make this an excellent investment and an opportunity to acquire a superb family home in one of the nicest areas on the Cap.



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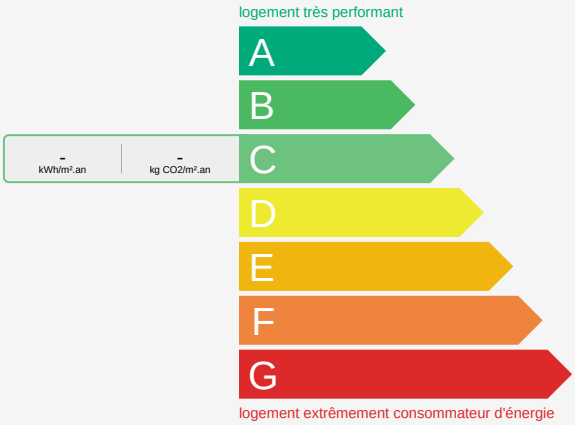








## Diagnostique de Performances Énergétiques






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