



## Exceptional waterfront villa

For sale

22 900 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>+5 rooms</b>
<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>300 m<sup>2</sup></b>	<i>Land area</i> <b>1 030 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>
<i>Parkings</i> <b>2</b>	<i>Ref.</i> <b>SJC250045</b>

In a quiet area

Overlooking the Mediterranean and enjoying a southwest exposure, this exceptional villa benefits from a privileged location, just steps away from the prestigious Grand-Hôtel Four Seasons in Saint-Jean-Cap-Ferrat. Completely renovated by renowned architect Luc Svetchine, it combines authentic charm with high-end features. In a refined Provençal bourgeois style, the property boasts a unique seafront setting with direct access to the coastal path.

The heated swimming pool, overlooking the sea, is surrounded by landscaped grounds providing a private and peaceful relaxation area.

Inside, the living areas — reception room and dining room — open onto a vast panoramic terrace facing the sea, featuring elegant French natural stone floors. The five spacious bedrooms each have their own dressing room and en suite bathroom, enhanced by high-quality solid wood flooring.

The villa is also equipped with a home cinema, a fully integrated home automation system, and underfloor heating, perfect for the mid-season.

Finally, a caretaker's house at the entrance, a large garage, and two covered parking spaces complete this



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prestigious property.



