



## A 550 sq m Architectural Estate Overlooking the Mediterranean – Cap Ferrat

For sale

22 500 000 €

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| <i>Product type</i><br><b>Villa</b>             | <i>Num rooms</i><br><b>9</b>                   |
| <i>District</i><br><b>Saint-Jean-Cap-Ferrat</b> | <i>City</i><br><b>Saint-Jean-Cap-Ferrat</b>    |
| <i>Country</i><br><b>France</b>                 | <i>Living area</i><br><b>550 m<sup>2</sup></b> |
| <i>Land area</i><br><b>2 500 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>10</b>                   |
| <i>Bathrooms</i><br><b>10</b>                   | <i>Parkings</i><br><b>2</b>                    |
| <i>View</i><br><b>Vue mer</b>                   | <i>Ref.</i><br><b>SJC260055</b>                |

2,500 sq m of landscaped privacy overlooking the Mediterranean

Located in the heart of the prestigious Cap Ferrat, just moments from the iconic Grand Hôtel du Cap-Ferrat, A Four Seasons Hotel, this magnificent estate of approximately 550 sq m of living space enjoys breathtaking views over the Mediterranean Sea.

Set within beautifully landscaped grounds of approximately 2,500 sq m, the property combines elegance, privacy, and absolute comfort in a truly exceptional setting.

The spacious and light-filled main villa offers impressive volumes, including a grand reception room, a fully



equipped kitchen, and six en suite bedrooms. The sumptuous primary suite features a fireplace, dressing room, bathroom with Jacuzzi, and a private terrace overlooking the sea.

Designed for refined living, the property also boasts outstanding wellness and leisure amenities, including a heated indoor swimming pool, sauna, private cinema room, billiard room, and wine cellar.

Outdoors, the flat and meticulously landscaped gardens host a heated 17-meter swimming pool, surrounded by expansive terraces ideal for enjoying the tranquility of this enchanting environment.

A pool house provides two additional bedrooms, perfectly suited for hosting family and guests in complete independence.

An independent guest house completes the estate, offering a reception area, kitchen, two bedrooms, and a bathroom.

The property further benefits from two garages accommodating three vehicles, four additional parking spaces, and state-of-the-art security systems ensuring total peace of mind.





Diagnostic de Performances Énergétiques

