



CO-EXCLUSIVITY - SAINT-JEAN-CAP-FERRAT - EXCEPTIONAL PROPERTY

For sale

Co-exclusive

16 500 000 €

<i>Product type</i> Villa	<i>Num rooms</i> +5 rooms
<i>City</i> Saint-Jean-Cap-Ferrat	<i>Country</i> France
<i>Bedrooms</i> 8	<i>Bathrooms</i> 8
<i>Parking</i> 1	<i>Condition</i> Luxurious services
<i>View</i> Unobstructed sea view	<i>Release date</i> Available
<i>Ref.</i> VF1652	

In the heart of Saint-Jean-Cap-Ferrat, this contemporary villa sold furnished benefits from a privileged location close to the village, the port and the beaches. It has eight bedrooms, an independent outbuilding, a large garage for six vehicles and a 114 m² roof terrace offering an exceptional sea view.

In the heart of Saint-Jean-Cap-Ferrat, in a highly sought-after residential setting, this exceptional property enjoys a prime location close to the beaches, restaurants and local shops, with direct access to the village and the Port. Set on a flat plot, the property also stands out for its modern architecture. The villa is sold furnished and features a lift serving the different levels.

The villa is distinguished by its generous volumes, its layout over several levels and its spaces perfectly suited to family living or use as a holiday residence.



On the ground floor, an entrance hall leads to a kitchen, an office, a WC and a spacious reception area comprising a living room and lounge. This level also provides access to the various areas of the property.

On the lower level, a landing leads to a wine cellar, a technical room located beneath the staircase, a laundry room and a spacious 137.88 sqm garage accommodating up to 6 cars. A separate room housing the hot water tank completes this level.

On the first floor, a landing leads to four bedrooms, each with its own private shower room. This level therefore offers four suites designed to ensure comfort and privacy.

On the second floor, two additional bedrooms complete the private quarters. The first benefits from its own bathroom, while the second also features a private bathroom and a dressing room.

On the top level, the villa benefits from a spacious 114.09 sqm rooftop terrace, offering a privileged outdoor space and exceptional sea views.

The villa is complemented by an independent guest house providing additional living space.

On the ground floor, an entrance opens onto a living area combining a lounge and kitchen. This level also includes a WC, a hallway and a technical room.

Upstairs, a landing leads to two bedrooms, each with its own private shower room, providing two independent and comfortable sleeping areas.

Agency fees are payable by the seller unless otherwise stipulated in the mandate.

Estimated annual energy costs for standard use: between €1,890 and €2,630. Average energy prices indexed to 2021.

The property is not subject to co-ownership regulations.

Information regarding natural risks and pollution is available on the Géorisques website: <https://georisques.gouv.fr/>

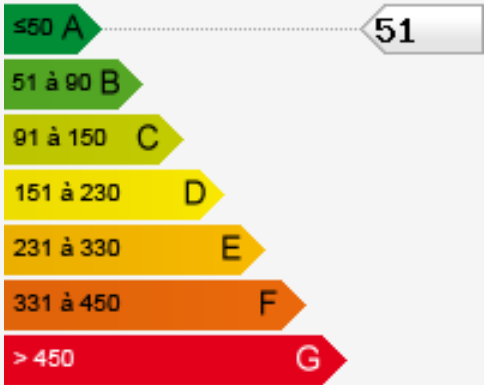








Consommations énergétiques



Émissions de gaz à effet de serre

