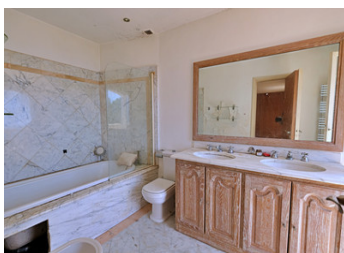


Rare St-Jean-Cap-Ferrat south facing Estate with Sea View, Pool, Ind. basement apartment and 3 car garage



INFORMATION

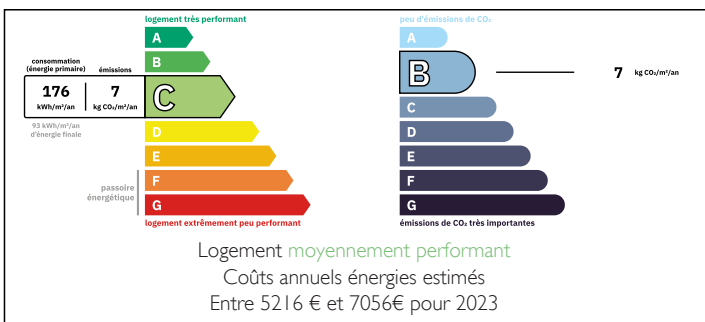
Town:	Saint-Jean-Cap-Ferrat
Department:	Alpes-Maritimes
Bed:	6
Bath:	6
Floor:	350 m2
Plot Size:	3979 m2



IN BRIEF

Set on one of the Riviera's most exclusive peninsulas, this south-facing villa enjoys a calm, private position close to the sea, the village, the port of Saint-Jean-Cap-Ferrat and near the Grand Hôtel Four Seasons. Built in 1990 and arranged over three levels, it offers six bedrooms and six bathrooms, a separate kitchen, and a very generous main reception room that opens onto the south-facing terraces. The lower level forms a self-contained apartment with its own living space, well suited to guests or staff. Outside, almost 4,000 m² of wooded grounds frame a large pool and generous terraces, with views over greenery and the sea. Three garages and three outdoor parking spaces complete the property. Solid, the villa would reward a tasteful refresh to meet current luxury standards. Beaches, shops and Nice airport are all close by, making this...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The setting

Saint-Jean-Cap-Ferrat is the most discreet and sought-after addresses on the French Riviera, set on a green peninsula between Nice and Monaco. The villa occupies a calm residential position close to the sea, the village and the port of Saint-Jean, and the depth of its grounds keeps it sheltered from neighbouring sightlines. Privacy of this kind is increasingly rare on the Cap.

The residence

Built in 1990, the house is arranged over three levels and offers six bedrooms and six bathrooms in all. The main living level centres on a very large reception room that opens through wide arched doors onto the south-facing terraces, alongside a separate kitchen, so daily life and entertaining flow easily between inside and out. The upper floor is given over to the bedrooms, several with their own bathroom, in a quiet part of the house. The lower level forms a self-contained apartment with its own generous living space and further accommodation, ideal for guests, family or staff who value independence.

Outdoor living

The grounds extend to almost 4,000 m² and are planted with mature Mediterranean species that frame a swimming pool. The south-facing terraces look out over the sea, and the orientation brings natural light throughout the day. Mornings by the pool, lunches in the shade and long evenings on the terrace all come easily here, in the kind of quiet that belongs to the most private corners of the peninsula.

Practical features

The property is fully detached and the façade has already been renovated...

LOCAL TAXES

Taxe foncière:

6119 EUR

NOTES