

SOUTH-FACING CAP FERRAT ESTATE – SEA VIEW, 3,979 SQM GROUNDS, POOL AND RARE POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A41148ALK06
PRICE	€ 12,600,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	350 m²
LAND	3979 m²
TOWN	Saint-Jean-Cap-Ferrat
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	To be renovated
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- Nearly 4,000 sqm of private grounds
- South facing with sea views
- Six bedrooms and six bathrooms
- Independent guest or staff apartment
- Pool, three garages and extra parking

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In Saint-Jean-Cap-Ferrat, this detached south-facing estate occupies a calm and private setting close to the sea, village, harbour and Grand-Hôtel du Cap-Ferrat. Built in 1990 over three levels, it offers approximately 350 sqm, six bedrooms and six bathrooms, a generous reception room opening onto the terraces, and an independent



DESCRIPTION

The setting

Saint-Jean-Cap-Ferrat is one of the French Riviera's most discreet and sought-after addresses. The estate occupies a calm residential position close to the sea, village, harbour and Grand-Hôtel du Cap-Ferrat. The depth of the grounds and mature planting contribute to a strong sense of privacy.

The residence

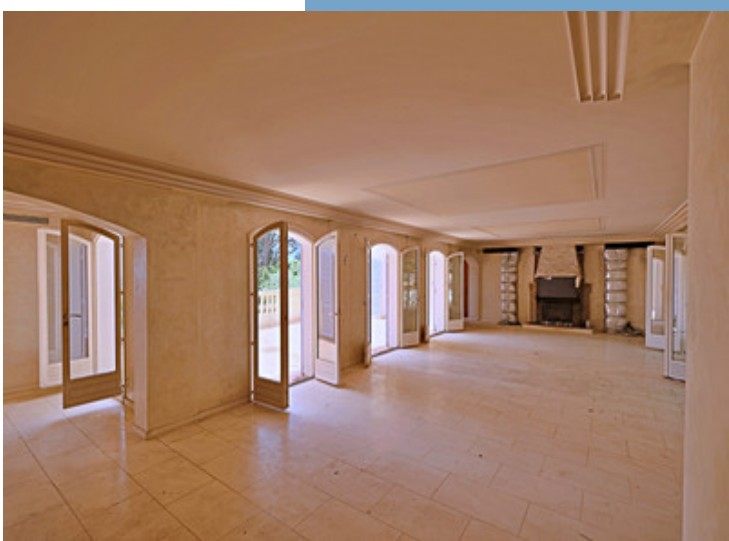
Built in 1990 and arranged over three levels, the villa offers approximately 350 sqm of accommodation, ten rooms, six bedrooms and six bathrooms. The main living floor centres on a very generous reception room opening through several arched glazed doors onto the south-facing terraces. A separate kitchen completes this level. The upper floor contains the bedrooms, several with their own bathrooms.



The lower level forms an independent apartment with its own living accommodation. It is well suited to guests, family members or staff seeking genuine independence. Subject to planning approval and technical studies, this level may also offer scope for a wellness suite, gym, wine room or private cinema. The house is sold empty: AI images generated to show potential.

Grounds and views

The landscaped grounds extend to 3,979 sqm and include a large swimming pool, extensive terraces and mature Mediterranean planting. The south-facing orientation provides natural light and excellent outdoor living throughout the day. The terraces and several rooms enjoy views towards the sea and surrounding greenery.



Practical features

The façade has been renovated. The property b...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41148ALK06

COMPLETE FILE AND PHOTO ON REQUEST

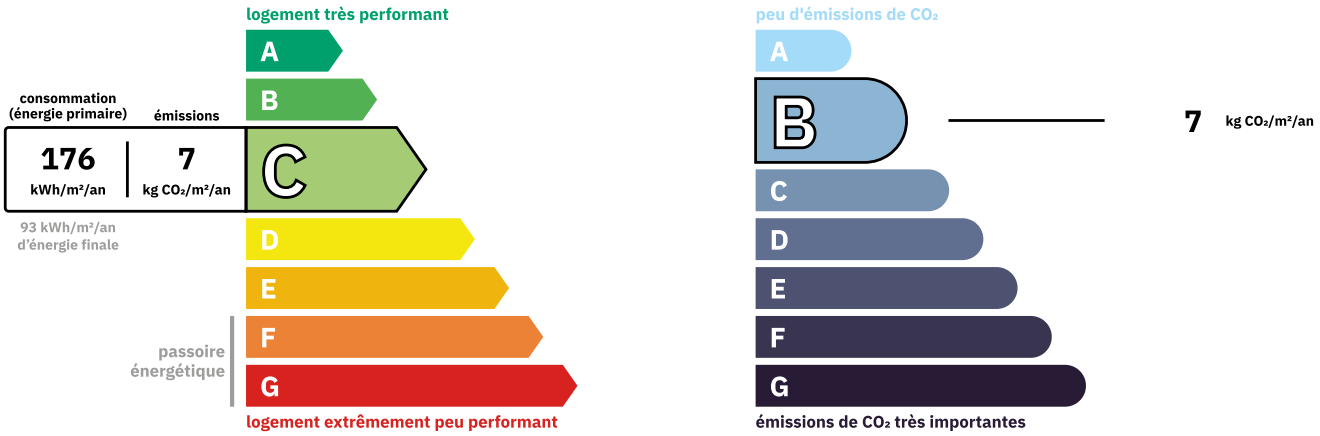
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5216 € and 7056€ for 2023

NOTICE

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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