



Saint-Jean-Cap-Ferrat Sumptuous 750 m² villa

For sale

27 000 000 €

Product type House	Num rooms +5 rooms	City Saint-Jean-Cap-Ferrat	Country France
Living area 750 m²	Bedrooms 5	Bathrooms 4	Ref. 84208917

Situated on a vast plot of over 3,600 m² on the highly sought-after Cap Ferrat peninsula, this sumptuous 750 m² property enjoys an exceptional location, offering an exclusive lifestyle in one of the most desirable destinations on the French Riviera, just a short distance from the Principality of Monaco.

The main residence stands out for its elegance and generous proportions. From the entrance, a spacious and majestic reception area opens onto a triple living room with a fireplace, extended by a large terrace, ideal for enjoying the breathtaking views of the sea and the pool, with complete privacy. A refined dining room, an independent kitchen, and a professional kitchen on the lower floor complete this harmonious living space. On the same level, a bedroom with an en-suite bathroom is also available. On the upper floor, the master bedroom impresses with an immense dressing room, which could easily be transformed into an additional bedroom, as well as a luxurious bathroom with a shower. Two other spacious bedrooms, one of which has a private terrace and the other with a sea view, complete this floor.

The garden level houses spaces dedicated to wellness and relaxation, such as a gym, a treatment room, a sauna, a hammam, as well as a games room opening onto the pool area. Two additional bedrooms for staff with bathrooms, a laundry room, a control room, and a wine cellar are also located on this level. An independent guest house, comprising three bedrooms with en-suite bathrooms, offers the perfect space for hosting guests in complete privacy.

A garage and parking for five vehicles complete this exceptional property. This villa is more than just a



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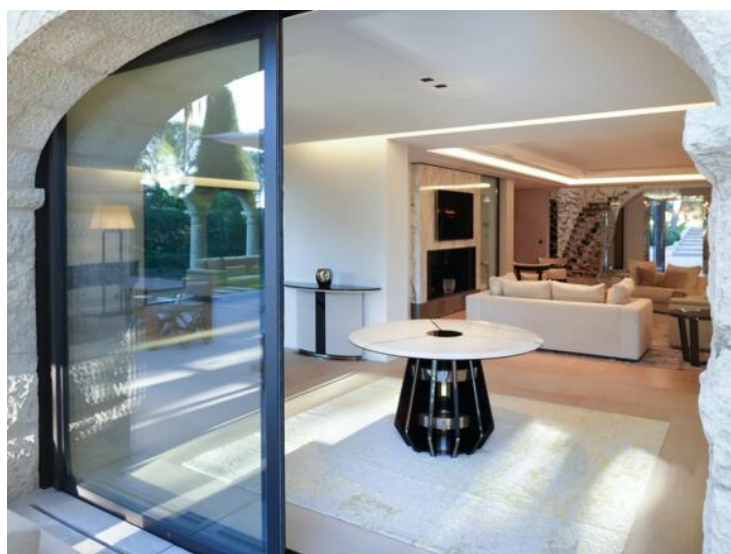
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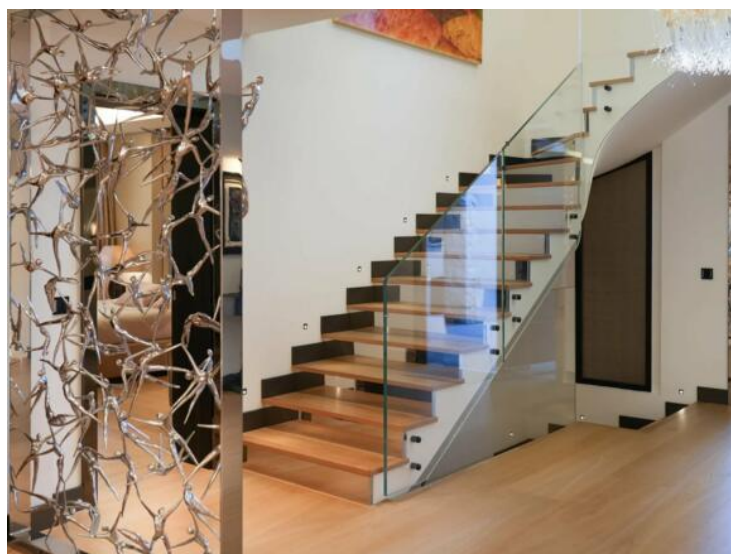
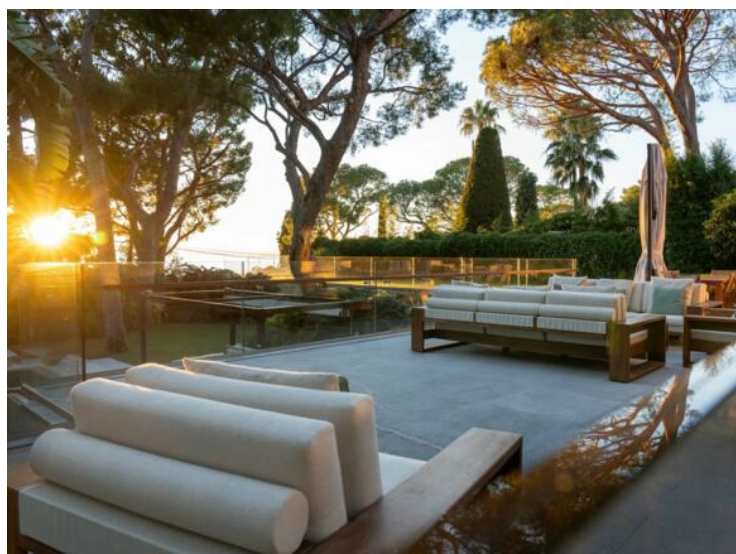
residence; it is a work of art designed for those who appreciate luxury and tranquility, where every detail has been carefully considered to provide an unparalleled living experience.

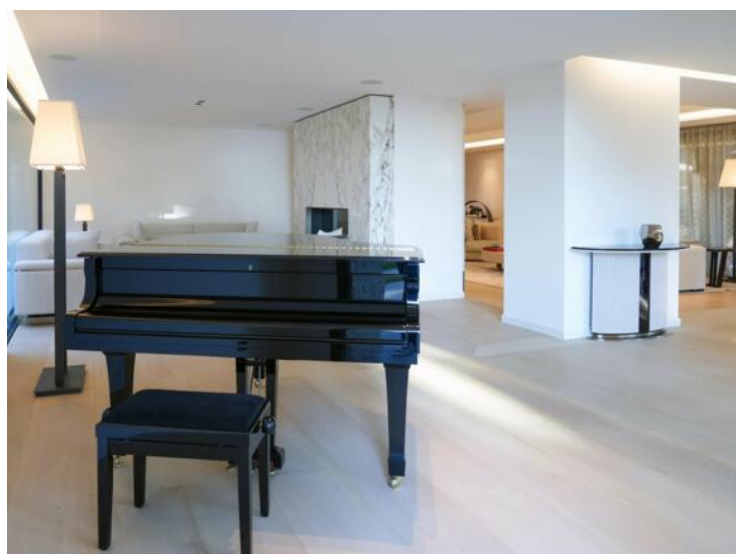
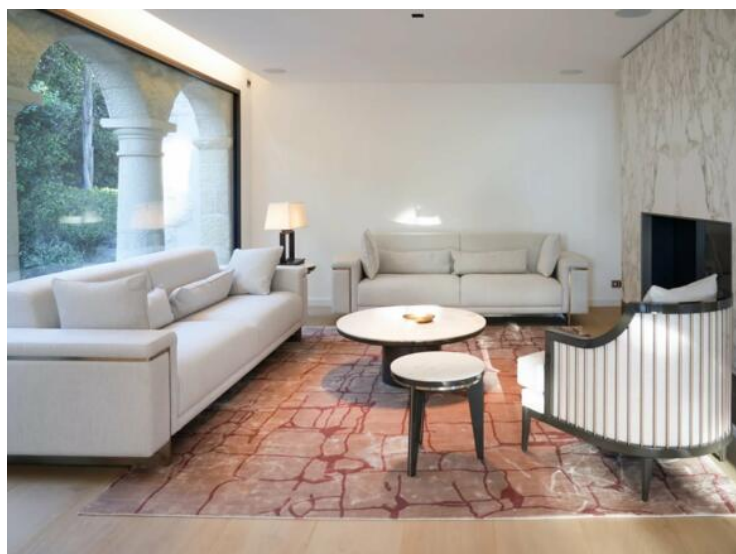
Agency fees paid by the seller.

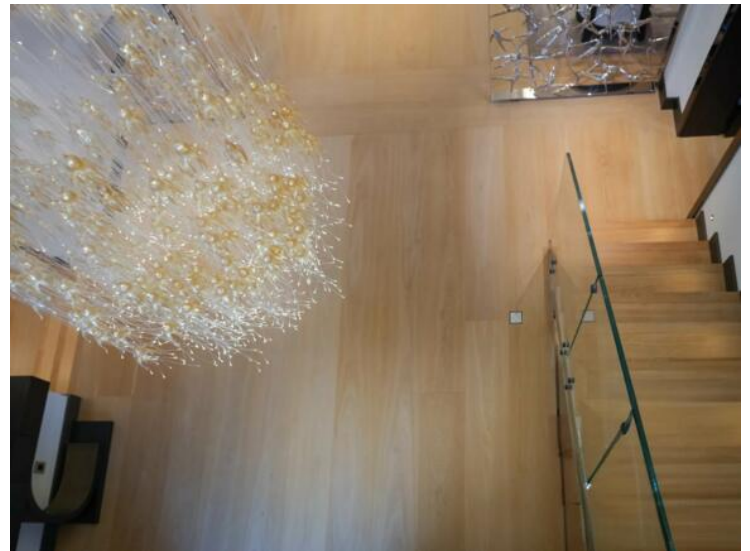
Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.













Diagnostic de Performances Énergétiques

