



Saint Jean Cap Ferrat - House - City center near port

For sale

Sole agent

8 450 000 €

<i>Product type</i> House	<i>Num rooms</i> 8
<i>District</i> Saint-Jean-Cap-Ferrat	<i>City</i> Saint-Jean-Cap-Ferrat
<i>Country</i> France	<i>Living area</i> 269 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 4
<i>Parkings</i> 3	<i>Condition</i> Very good condition
<i>View</i> Unobstructed view of the centre, sea and mountains	<i>Exposure</i> Triple exposure
<i>Release date</i> Now	<i>Ref.</i> VF1584

Rare! Magnificent villa perfectly embodying the style of the French Riviera with building land in the heart of the city center of Saint Jean, a stone's throw from the port and shops.

Ideally located close to the village centre, the harbour and shops, this charming 1930s property embodies the timeless elegance of the Riviera. Nestled in a quiet, green setting, it offers spacious interiors and great potential for extension.

The villa is spread over several levels and is composed as follows:

Garden level: large summer lounge opening onto the garden, bedroom with shower room, separate WC, laundry room and cellar.



Ground floor: entrance hall, guest WC, fully equipped modern kitchen, large lounge/dining room with fireplace.

First floor: three bedrooms, each with its own bathroom.

Second floor: bright study offering a pleasant sea view.

A building permit has been granted and purged for the construction of a second villa, a swimming pool and an underground car park for up to five vehicles, offering great potential for extension and enhancement of the property.

This rare property combines charm, a prime location and development potential in the heart of one of the most sought-after areas of the French Riviera.

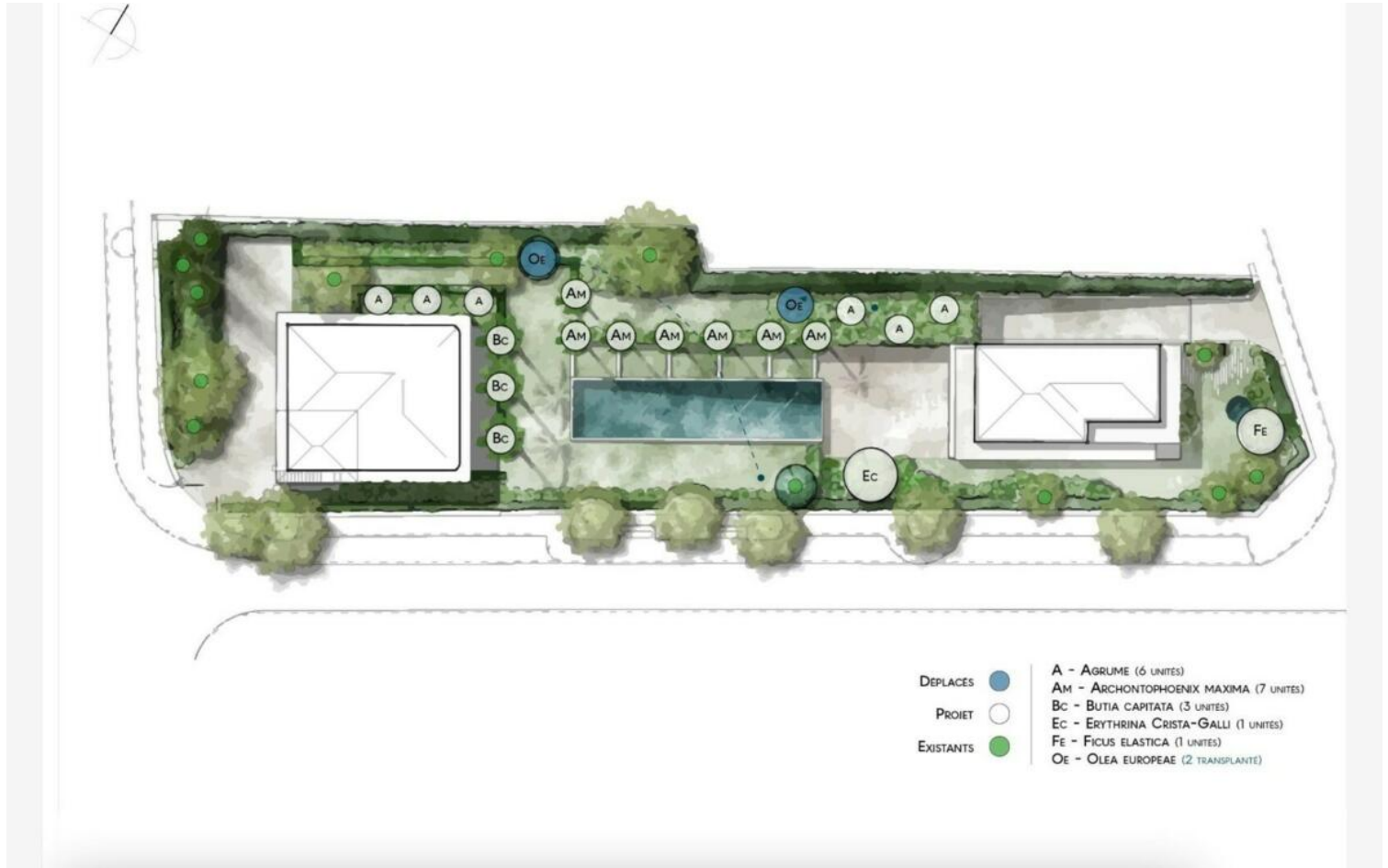
Bien soumis à un état des risques naturels et des pollutions consultable sur le site Géorisques : <https://georisques.gouv.fr/>



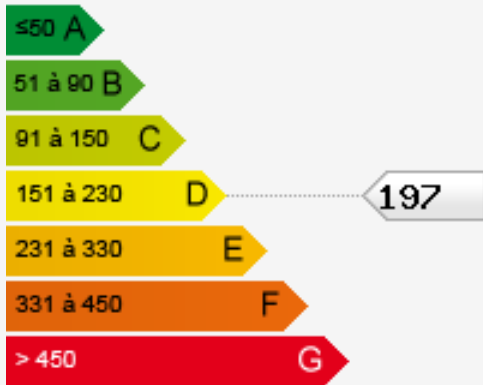








Consommations énergétiques



Émissions de gaz à effet de serre

