



## Exceptional Apartment with Large Terrace and Sea View – Saint-Jean-Cap-Ferrat

For sale

3 295 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>District</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>129 m<sup>2</sup></b>	<i>Terrace area</i> <b>50 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Rented</i> <b>Yes</b>	<i>View</i> <b>Vue mer</b>	<i>Ref.</i> <b>VFO-1125-ST</b>	

In one of the most prestigious addresses on the French Riviera, just a two-minute walk from the Saint-Jean-Cap-Ferrat port and beaches, this exceptional apartment offers an incomparable lifestyle in an exclusive setting.

Located in a perfectly maintained luxury residence with swimming pool and lift, this rare 129 m<sup>2</sup> property immediately impresses with its generous volumes, abundant natural light and high-end features.

### Layout:

An elegant entrance hall opens onto a spacious living room with fireplace, bathed in natural light. Two luxurious bedrooms, each with its own en-suite bathroom, and a fully equipped independent kitchen with adjoining laundry room complete the layout.

All rooms — except the kitchen — open onto a superb 47 m<sup>2</sup> south-west facing terrace, offering privacy and partial views of the Mediterranean Sea and surrounding hills.



**Outstanding features:**

Reverse-cycle air conditioning, marble and solid-wood flooring, latest-generation home automation, alarm system, central vacuum, extensive bespoke storage, underground parking space and cellar.

An ideal primary or secondary residence, just steps from gourmet restaurants, luxury boutiques, the marina and beaches.

**Additional information:**

- Condominium property – No pending proceedings
- Monthly charges: €450
- Property tax: €1,628
- Energy rating: B (55 kWhEP/m<sup>2</sup>/year) – GHG: A (1 kg CO<sub>2</sub>/m<sup>2</sup>/year)
- Estimated annual energy costs: €457







