



## Sole agent. Saint-Jean-Cap-Ferrat: Newly Built Contemporary Town

For sale

2 950 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>136 m<sup>2</sup></b>	<i>Land area</i> <b>247 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>3</b>
<i>Parkings</i> <b>2</b>	<i>Condition</i> <b>New</b>	<i>Exposure</i> <b>West</b>	<i>Ref.</i> <b>9561</b>

Located in the heart of the prestigious village of Saint-Jean-Cap-Ferrat, this newly built contemporary-style house enjoys a prime location, just a few meters from the port, beaches, shops, and restaurants. Constructed with high-quality materials over two levels, it is laid out as follows: On the ground floor: an entrance leading to a spacious, bright living room with an open-plan equipped kitchen, a master suite with a private bathroom (shower, double sink, and toilet), a guest toilet, and a laundry room. Two patios extend the outdoor living spaces on the same level. On the upper floor: two additional bedrooms, a bathroom with toilet, and a large terrace equipped with a summer kitchen and jacuzzi ideal for entertaining. An independent studio on the ground floor with a bathroom and toilet completes the property, perfect for hosting guests or staff in complete privacy, or for seasonal rental use. Two outdoor parking spaces are also included. Only 30 minutes from Monaco and 25 minutes from Nice International Airport.











