



Cap-Ferrat - 622 sq m estate on a private 3,500 sq m park

For sale

Sole agent

19 500 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 10
<i>City</i> Saint-Jean-Cap-Ferrat	<i>Country</i> France
<i>Living area</i> 622 m²	<i>Land area</i> 3 500 m²
<i>Bedrooms</i> 8	<i>Bathrooms</i> 8
<i>Parkings</i> 3	<i>View</i> Vue dégagée
<i>Ref.</i> SJC250048	

Located in the heart of the Saint-Jean-Cap-Ferrat peninsula, this approximately 622 sq m property, complemented by an independent guest house, offers a rare and flexible lifestyle on the French Riviera.

Set on a flat, landscaped plot of approximately 3,500 sq m, the property consists of a main residence with generous volumes and a separate guest house with private access, ideal for accommodating family, guests, staff or for fully independent use. A key asset for modern living, combining privacy and conviviality.

The main house features spacious, light-filled living areas opening onto the gardens and terraces, and offers eight bedrooms with terraces, providing a wide range of layout possibilities. The garden level includes a professional kitchen, a cinema room, a bar, a hammam and large relaxation areas opening directly onto the swimming pool.

The outdoor spaces extend the living areas with a swimming pool, Jacuzzi, terraces and landscaped gardens.



The guest house, comprising two bedrooms, a garage and an independent access, completes the property and enhances its versatility.

A property with strong potential for interior modernisation, ideal for buyers seeking an elegant, adaptable and functional residence in one of the most sought-after locations on the Riviera





Diagnostic de Performances Énergétiques

logement très performant

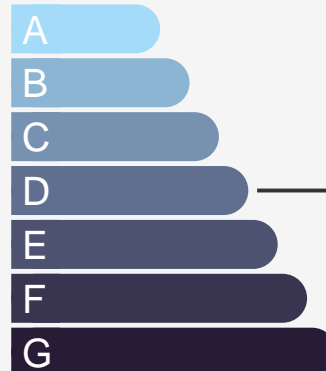


170
kWh/m².an

35
kg CO2/m².an

logement extrêmement consommateur d'énergie

logement très performant



35
kg CO2/m².an

logement extrêmement consommateur d'énergie

