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Cap Ferrat — Character Property with Sea Views

For sale 11 500 000 €

Product type **Villa**	*Num rooms* **7**	*City* **Saint-Jean-Cap-Ferrat**	*Country* **France**
Living area **320 m²**	*Land area* **2 455 m²**	*Total area* **460 m²**	*Bedrooms* **6**
Bathrooms **6**	*Condition* **Very good condition**	*View* **Vue mer**	*Ref.* **SJC260057**

Ideally located in one of the most sought-after areas of the French Riviera, this remarkable property in Saint-Jean-Cap-Ferrat enjoys breathtaking panoramic sea views in an exceptionally private setting. Set on beautifully landscaped grounds of 2,455 sq m the villa offers approximately 320 sq m of living space (460 sq m built), combining refined architecture, spacious volumes, and the Mediterranean art of living.

From the moment you enter, the villa reveals expansive reception areas flooded with natural light, opening seamlessly onto magnificent terraces overlooking the sea. Each level has been thoughtfully designed to create a perfect continuity between indoor and outdoor living, enhancing both the views and the overall sense of space. The property features five en-suite bedrooms, offering comfort and privacy for guests, as well as a sumptuous master suite extended by a large private terrace with sea views. The reception areas, with their harmonious proportions, naturally flow towards the outdoors, while the fully equipped kitchen integrates elegantly into this refined setting.

The outdoor spaces have been carefully designed to provide a serene and private atmosphere. An elegant swimming pool, perfectly integrated into its lush surroundings, is complemented by expansive terraces ideal for entertaining or simply enjoying the tranquility of the environment. The Mediterranean garden, both lush and intimate, enhances the exclusive and peaceful character of the property.

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The villa benefits from high-quality features, including an elevator serving all levels from the garage, as well as a spacious 127 sq m parking area. The layout offers smooth circulation and perfectly optimized volumes throughout.

A perfect blend of discretion, elegance, and exceptional views, this property embodies the timeless refinement of Saint-Jean-Cap-Ferrat. A rare opportunity for a discerning clientele seeking exclusivity and an unparalleled lifestyle.









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