



A 550 sq m Architectural Estate Overlooking the Mediterranean – Cap Ferrat

For sale

22 500 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 9
<i>District</i> Saint-Jean-Cap-Ferrat	<i>City</i> Saint-Jean-Cap-Ferrat
<i>Country</i> France	<i>Living area</i> 550 m²
<i>Land area</i> 2 500 m²	<i>Bedrooms</i> 10
<i>Bathrooms</i> 10	<i>Parkings</i> 2
<i>View</i> Vue mer	<i>Ref.</i> SJC260055

2,500 sq m of landscaped privacy overlooking the Mediterranean

Located in the heart of the prestigious Cap Ferrat, just moments from the iconic Grand Hôtel du Cap-Ferrat, A Four Seasons Hotel, this magnificent estate of approximately 550 sq m of living space enjoys breathtaking views over the Mediterranean Sea.

Set within beautifully landscaped grounds of approximately 2,500 sq m, the property combines elegance, privacy, and absolute comfort in a truly exceptional setting.

The spacious and light-filled main villa offers impressive volumes, including a grand reception room, a fully



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equipped kitchen, and six en suite bedrooms. The sumptuous primary suite features a fireplace, dressing room, bathroom with Jacuzzi, and a private terrace overlooking the sea.

Designed for refined living, the property also boasts outstanding wellness and leisure amenities, including a heated indoor swimming pool, sauna, private cinema room, billiard room, and wine cellar.

Outdoors, the flat and meticulously landscaped gardens host a heated 17-meter swimming pool, surrounded by expansive terraces ideal for enjoying the tranquility of this enchanting environment.

A pool house provides two additional bedrooms, perfectly suited for hosting family and guests in complete independence.

An independent guest house completes the estate, offering a reception area, kitchen, two bedrooms, and a bathroom.

The property further benefits from two garages accommodating three vehicles, four additional parking spaces, and state-of-the-art security systems ensuring total peace of mind.





Diagnostic de Performances Énergétiques

