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CAP D'ANTIBES — Exceptional Family Estate in the Heart of Cap d'

For sale | Sole agent | 17 500 000 €

Product type **House**	*Num rooms* **+5 rooms**	*City* **Antibes**	*Country* **France**
Living area **630 m²**	*Land area* **6 994 m²**	*Bedrooms* **6**	*Bathrooms* **6**
Box **2**	*Exposure* **South**	*Ref.* **11040**	

Exceptional Family Estate in the Heart of Cap d'Antibes

Approached via an impressive and exceptionally private cobbled driveway, this remarkable estate immediately conveys a sense of grandeur, authenticity and discretion. Just a few minutes' walk from the Mediterranean shoreline, the property combines the scale and presence of a distinguished Riviera residence with the relaxed charm of life on the Cap.

An elegant archway linking the villa to the double garage and guardian's apartment opens into a welcoming courtyard and porte-cochère, creating a memorable arrival experience. Additional parking is provided by a single garage and covered carport.

Elegant Reception Areas

The principal entrance opens into a magnificent vaulted hall, where views extend through the reception rooms towards the terraces, gardens and pool.

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The main salon, centred around a gas fireplace, flows seamlessly into the formal dining room, creating an elegant setting for both family living and entertaining. Large French doors open directly onto the terraces, reinforcing the effortless connection between indoor and outdoor spaces that defines Riviera living.

The contemporary kitchen sits adjacent to the dining room and enjoys direct access to a charming outdoor dining terrace. A pantry, guest service bathroom and lift are conveniently located nearby. Additional reception rooms include a comfortable television room and a private office, both accessible from the salon and entrance hall.

Guest & Family Accommodation

The ground floor accommodates two beautifully appointed guest suites. One benefits from independent access from the parking area, while the second opens directly onto the gardens and pool terrace.

A sweeping staircase rises to an elegant galleried landing, forming a striking focal point at the heart of the home.

Occupying a privileged position on the first floor, the principal suite features dual dressing rooms, a luxurious bathroom with both bath and walk-in shower, and private terraces overlooking the tennis court, landscaped gardens and the Mediterranean Sea. These secluded outdoor spaces provide a peaceful retreat from which to enjoy the estate’s exceptional setting.

Further first-floor accommodation includes a guest suite with a Juliet balcony, an additional suite currently arranged as a television lounge, and a further bedroom suite with a walk-in dressing room and en-suite bathroom.

Throughout the residence, exceptional attention has been paid to quality and craftsmanship. Elegant cabinetry, finely crafted joinery and high-quality doors and windows enhance the atmosphere of timeless refinement, while preserving the warm and authentic character that makes the property feel like a true family home.

Gardens, Grounds & Leisure

Designed for both entertaining and family living, the estate is set within beautifully landscaped gardens and expansive lawns, creating an atmosphere more akin to a private country estate than a coastal residence, despite being only moments from the sea.

A superb all-weather tennis court complements the magnificent swimming pool, which forms the centrepiece of the outdoor lifestyle. Generous terraces surround the pool, providing multiple spaces for relaxation, al fresco dining and entertaining beneath the Riviera sun.

Beneath the pool terrace, a substantial service level incorporates staff facilities, storage areas, a gardener’s shower and WC, pool technical rooms, laundry facilities and additional plant rooms. A large multi-purpose room, currently used for storage, offers excellent potential for a private gym, wellness area or recreation space.

Further practical features include a wine cellar, additional storage rooms and a lift serving all floors. A separate staff entrance from the carport provides discreet access to the laundry and basement service areas.

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The Cap d’Antibes Lifestyle

Cap d’Antibes is one of the French Riviera’s most prestigious and sought-after residential addresses, renowned for its privacy, security and natural beauty. Surrounded by the Mediterranean Sea and shaded by umbrella pines, the peninsula offers a rare balance of tranquillity and convenience.

From the property, the coastline, beaches and coastal walking paths are all within easy walking distance, while renowned beach clubs, luxury hotels and Michelin-starred restaurants are close at hand. The historic old town of Antibes, with its charming harbour, Provençal market and vibrant year-round atmosphere, is just minutes away.

Ideally positioned between Cannes, Nice Côte d’Azur Airport and Monaco, the estate offers an exceptional Riviera lifestyle, whether as a permanent residence or a seasonal retreat.

This version brings forward the 'few minutes' walk from the sea' message several times and emphasizes the contrast that makes the property special: the feeling of a grand, authentic family estate set in mature grounds, yet only moments from the Mediterranean.





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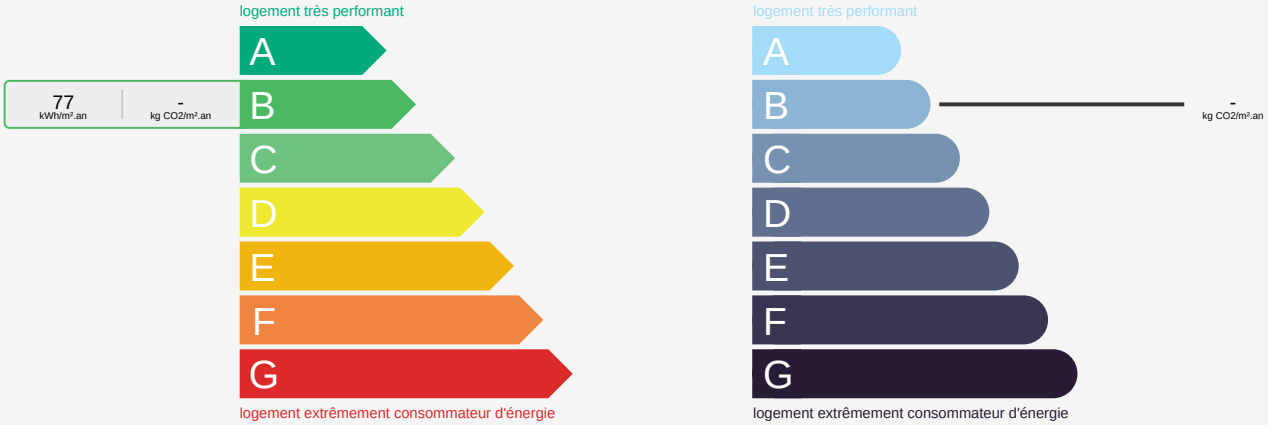


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