



RARE ST-JEAN-CAP-FERRAT SOUTH FACING  
ESTATE WITH SEA VIEW, POOL, IND. BASEMENT  
APARTMENT AND 3 CAR GARAGE

RARE ST-JEAN-CAP-FERRAT  
SOUTH FACING ESTATE  
WITH SEA VIEW, POOL,  
IND. BASEMENT  
APARTMENT AND 3 CAR  
...



| PROPERTY FACT FILE                                               |                                                               |
|------------------------------------------------------------------|---------------------------------------------------------------|
| REFERENCE                                                        | A41148ALK06                                                   |
| PRICE                                                            | € 12,600,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 6                                                             |
| BATHROOM                                                         | 6                                                             |
| ACCOMMODATION                                                    | 350 m <sup>2</sup>                                            |
| LAND                                                             | 3979 m <sup>2</sup>                                           |
| TOWN                                                             | Saint-Jean-Cap-Ferrat                                         |
| DEPARTMENT                                                       |                                                               |
| LOCATION                                                         | Village property                                              |
| TYPE                                                             | Maison de Vacances, House, Villa                              |
| CONDITION                                                        | To be renovated                                               |
| FEATURES                                                         | Swimming Pool, Garage, Private parking                        |
| *Price based on current exchange rate which is subject to change |                                                               |



- South facing, sea view and garden
- Rare potential to renovate and personalise
- Prestigious Cap Ferrat address
- Large pool and outdoor living space
- Separate basement apartment and 3 car garage

RARE  
ST-JEAN-CAP-FERRAT  
SOUTH FACING ESTATE  
WITH SEA VIEW, POOL,  
IND. BASEMENT  
APARTMENT AND 3 CAR  
Ref : A41 I48ALK06

Set on one of the Riviera's most exclusive peninsulas, this south-facing villa enjoys a calm, private position close to the sea, the village, the port of Saint-Jean-Cap-Ferrat and near the Grand Hôtel Four Seasons. Built in 1990 and arranged over three levels, it offers six bedrooms and six bathrooms, a separate kitchen, and a very generous main

## DESCRIPTION

### The setting

Saint-Jean-Cap-Ferrat is the most discreet and sought-after addresses on the French Riviera, set on a green peninsula between Nice and Monaco. The villa occupies a calm residential position close to the sea, the village and the port of Saint-Jean, and the depth of its grounds keeps it sheltered from neighbouring sightlines. Privacy of this kind is increasingly rare on the Cap.

### The residence

Built in 1990, the house is arranged over three levels and offers six bedrooms and six bathrooms in all. The main living level centres on a very large reception room that opens through wide arched doors onto the south-facing terraces, alongside a separate kitchen, so daily life and entertaining flow easily between inside and out. The upper floor is given over to the bedrooms, several with their own bathroom, in a quiet part of the house. The lower level forms a self-contained apartment with its own generous living space and further accommodation, ideal for guests, family or staff who value independence.

### Outdoor living

The grounds extend to almost 4,000 m<sup>2</sup> and are planted with mature Mediterranean species that frame a swimming pool. The south-facing terraces look out over the sea, and the orientation brings natural light throughout the day. Mornings by the pool, lunches in the shade and long evenings on the terrace all come easily here, in the kind of quiet that belongs to the most private corners of the peninsula.

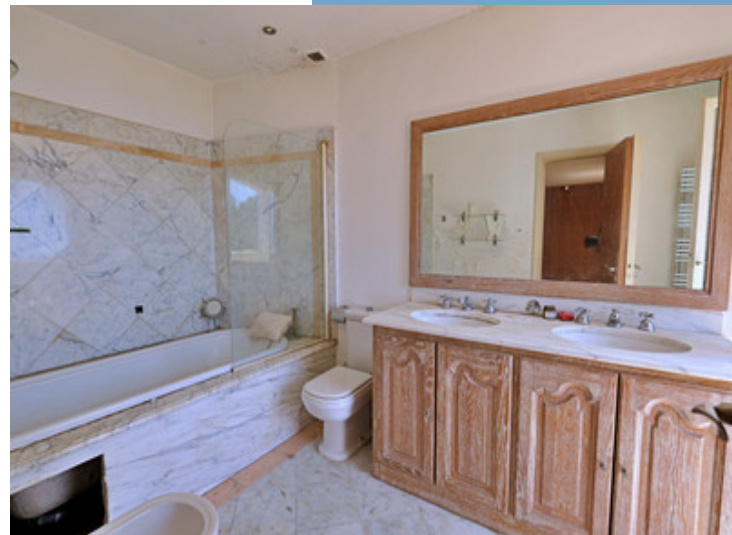
### Practical features

The property is fully detached and the fa...

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41 I48ALK06>

COMPLETE FILE AND PHOTO ON REQUEST

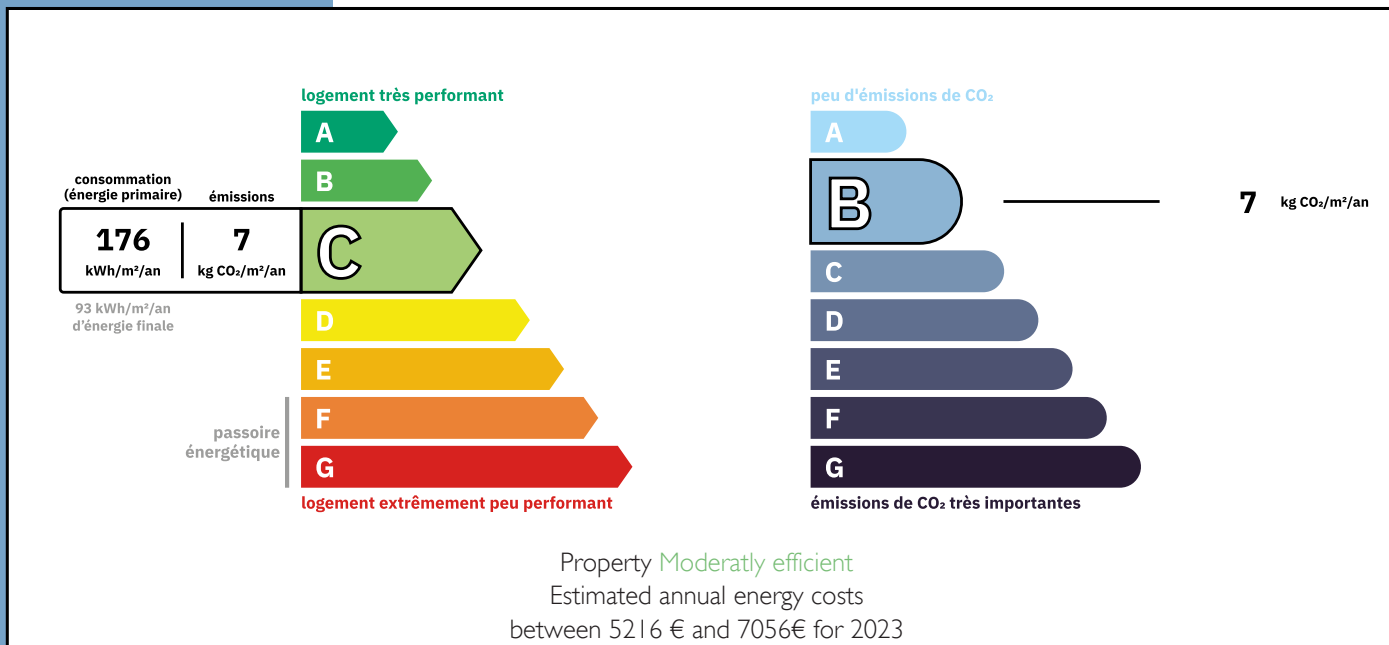


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AND 3 CAR ...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A4I I48ALK06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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