



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

www.leggettprestige.com

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 £ 0* *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 one of 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...

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41I48ALK06>

COMPLETE FILE AND PHOTO ON REQUEST

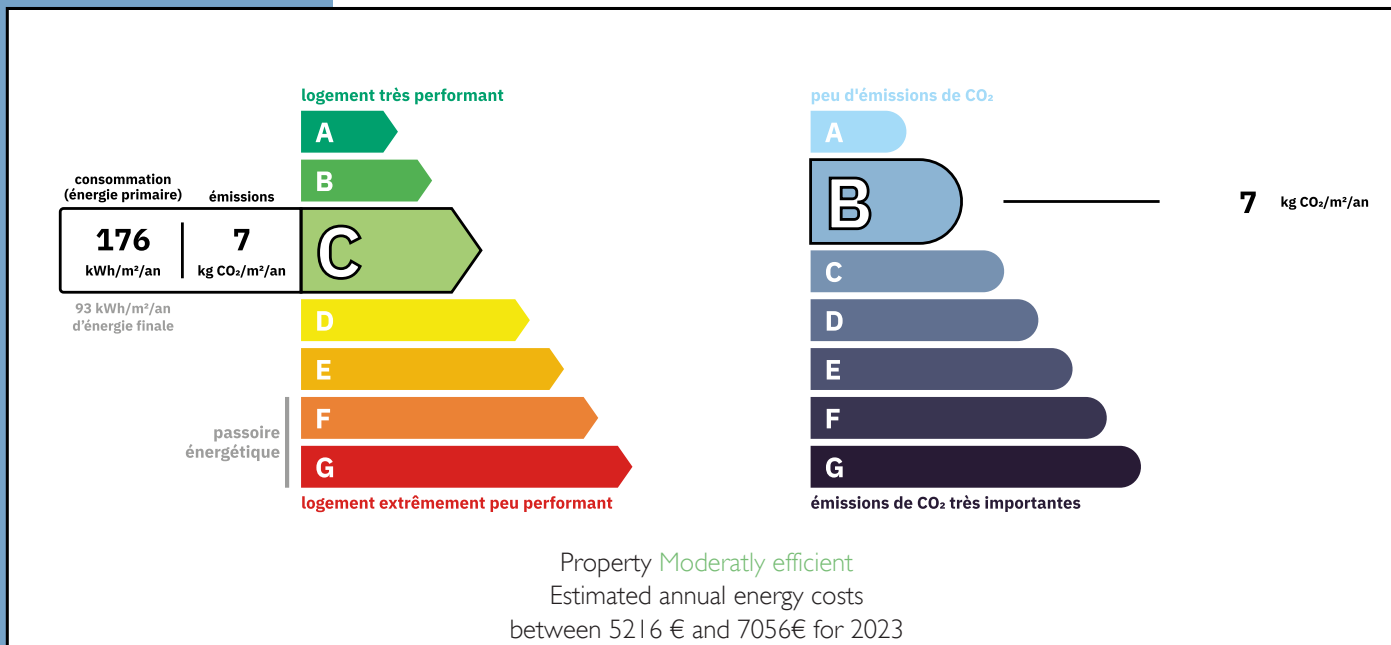


RARE ST-JEAN-CAP-FERRAT  
SOUTH FACING ESTATE WITH  
SEA VIEW, POOL, IND.  
BASEMENT APPARTMENT  
AND 3 CAR ...

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

Ref : A4I I48ALK06

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A4I I48ALK06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)