

Ref: YV540 - Villa for sale 5 bedrooms with a sea view - ST JEAN CAP FERRAT



Price	€3,750,000 honoraire agence à la charge du vendeur	Town / Village	
Size of house	240 m ²	Area Land	400 m ²
Bedrooms	5	Bathrooms	3

This unique residence has been recently renovated to the highest of standards offering contemporary living within the heart of Saint Jean Cap Ferrat, just minutes away from the shops, restaurants, beaches and port. The property is set within landscaped gardens and features a small heated swimming pool with a swim-current system and has a large upper terrace with spectacular views of the sea, mountains and village.

The ground floor enjoys a light and spacious open-plan living area with the main living room and fully fitted kitchen opening directly onto the garden and pool. Also with a guest W.C. There is a feature glass staircase that leads up to the upper levels and to the studio below.

The first floor provides the master bedroom with en-suite bathroom with separate shower and is accessed through a walk-in dressing room. There are two further double bedrooms with en-suite bathroom and en-suite shower room. The 2nd bedroom has a terrace overlooking the pool. There is also a separate guest WC.

The top floor offers a spectacular double aspect room with vaulted ceiling, full length sliding windows opening onto a large 45m² terrace which offers stunning views over the sea, mountain and village. This room may be used as a second living room or bedroom. It also has a small kitchen.



On the lower ground floor there is a media room/studio with an architecturally designed porthole feature looking through to the swimming pool and an electronically controlled skylight window giving the space light and air. This room is accessed directly from the ground floor living area.

Garden / Swimming Pool – Surrounding a Bizazza mosaic heated swimming pool with contra-current swim system, the landscaped garden screened by Cyprus and citrus trees, benefits from natural stone and green areas, ideal for barbeques, sunbathing and recreation.

Garage and Parking / Utility Room – Spacious, integral garage and separate utility room with sink, washing machine and separate dryer with direct internal access to the main house. Additional private parking space in a secured underground garage close to the house.

Property Features

Air conditioning
Terrace

Heated Pool

Private Pool

Satellite TV

Extra Photos





