

7 000 000 €

**Buying villa**

**9 rooms**

**Surface : 320 m<sup>2</sup>**

**Surface of the land : 1234 m<sup>2</sup>**

**View : Dégagée**

**Inner condition : excellent**

**Features :**

pool, Sol chauffant, Climatisation réversible, alarm, Studio indépendant, Laundry room, Double entrée, Cave à vin, Portail automatique, calm

6 bedroom

5 bathrooms

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

15/12/2024 - Prix T.T.C



### Villa Saint-Jean-Cap-Ferrat

**SAINT JEAN CAP FERRAT - NEAR GRAND HOTEL - QUIET - GARAGE - SWIMMING POOL** Luxurious villa of 320m<sup>2</sup> located in the heart of Saint Jean Cap Ferrat, close to the Grand Hôtel, in a green setting in absolute calm, on a flat plot of 1200m<sup>2</sup> with recently renovated swimming pool with 6 bedrooms and an independent apartment. Play area for children with very nice swimming pool area. - On the garden level: caretaker's apartment with kitchen, shower and WC, laundry room, wine cellar, dressing room, boiler room and service bedroom. - On the ground floor: entrance hall, large living/dining room, guest toilet, fitted independent kitchen, 2 en-suite bedrooms with bathroom and dressing room, - Upstairs: 3 bedrooms, dressing rooms, bathrooms, large terrace. - On the top floor: a large bedroom with adjoining bathroom and storage space. Garage, parking for several vehicles.

**Fees and charges :**

7 000 000 € fees included



**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**  
***Parking Gratuit devant l'agence / Free Parking Lots available***

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