



SOUTH-FACING CAP FERRAT ESTATE – SEA VIEW, 3,979 SQM GROUNDS, POOL AND RARE POTENTIAL

SOUTH-FACING CAP
FERRAT ESTATE – SEA
VIEW, 3,979 SQM
GROUNDS, POOL AND
RARE POTENTIAL...



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 ²
LAND	3979 m ²
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	



- Nearly 4,000 sqm of private grounds
- South facing with sea views
- Six bedrooms and six bathrooms
- Independent guest or staff apartment
- Pool, three garages and extra parking

SOUTH-FACING CAP
FERRAT ESTATE – SEA
VIEW, 3,979 SQM
GROUNDS, POOL AND
RARE POTENTIAL...

Ref : A4I I48ALK06

In Saint-Jean-Cap-Ferrat, this detached south-facing estate occupies a calm and private setting close to the sea, village, harbour and Grand-Hôtel du Cap-Ferrat. Built in 1990 over three levels, it offers approximately 350 sqm, six bedrooms and six bathrooms, a generous reception room opening onto the terraces, and an independent

DESCRIPTION

The setting

Saint-Jean-Cap-Ferrat is one of the French Riviera's most discreet and sought-after addresses. The estate occupies a calm residential position close to the sea, village, harbour and Grand-Hôtel du Cap-Ferrat. The depth of the grounds and mature planting contribute to a strong sense of privacy.

The residence

Built in 1990 and arranged over three levels, the villa offers approximately 350 sqm of accommodation, ten rooms, six bedrooms and six bathrooms. The main living floor centres on a very generous reception room opening through several arched glazed doors onto the south-facing terraces. A separate kitchen completes this level. The upper floor contains the bedrooms, several with their own bathrooms.

The lower level forms an independent apartment with its own living accommodation. It is well suited to guests, family members or staff seeking genuine independence. Subject to planning approval and technical studies, this level may also offer scope for a wellness suite, gym, wine room or private cinema. The house is sold empty: All images generated to show potential.

Grounds and views

The landscaped grounds extend to 3,979 sqm and include a large swimming pool, extensive terraces and mature Mediterranean planting. The south-facing orientation provides natural light and excellent outdoor living throughout the day. The terraces and several rooms enjoy views towards the sea and surrounding greenery.

Practical features

The façade has been renovated. The property b...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I I48ALK06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

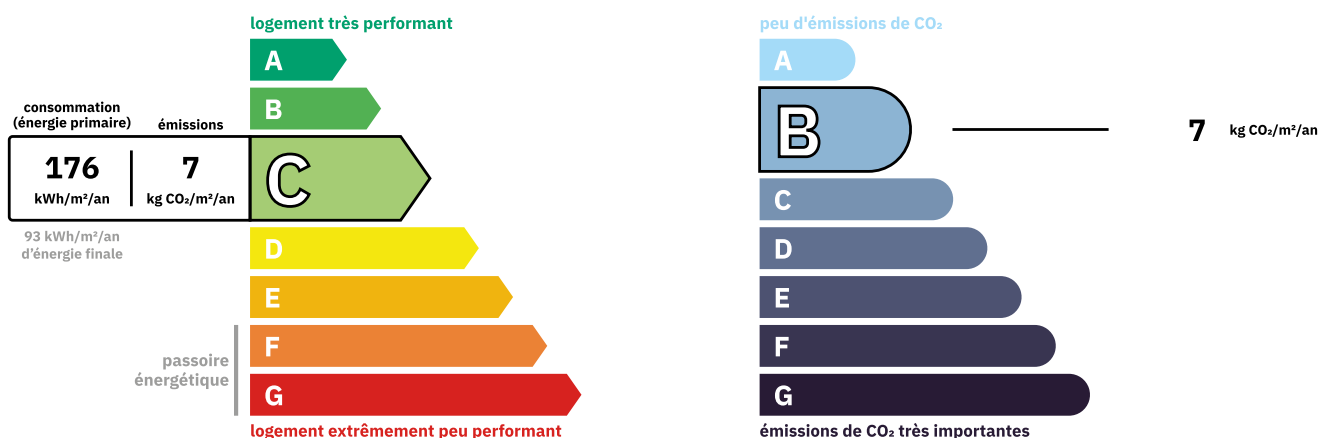
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

SOUTH-FACING CAP FERRAT
ESTATE – SEA VIEW, 3,979 SQ
GROUNDS, POOL AND RARE
POTENTIAL...

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



Property **Moderately efficient**
Estimated annual energy costs
between 5216 € and 7056€ for 2023

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

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