

South-facing Cap Ferrat estate – sea view, 3,979 sqm grounds, pool and rare potential



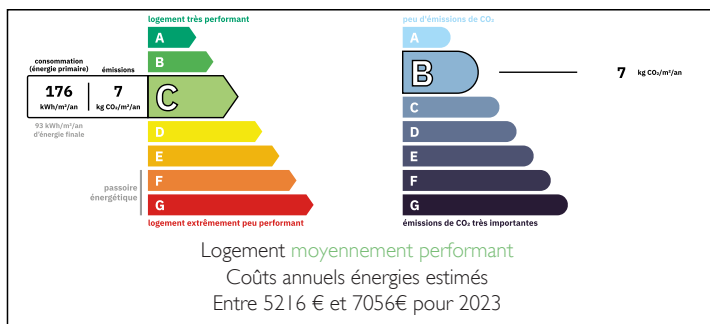
INFORMATION

Town:	Saint-Jean-Cap-Ferrat
Department:	Alpes-Maritimes
Bed:	6
Bath:	6
Floor:	350 m2
Plot Size:	3979 m2

IN BRIEF

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 lower-level apartment suited to guests or staff. Mature grounds of 3,979 sqm frame a large swimming pool and sea views. Three garages and three outdoor parking spaces complete the property. Habitable but ready for a considered upgrade to current luxury standards, it presents a rare opportunity to create a highly personal family residence on one of the Riviera's most sought-after peninsulas. The house is sold empty: All images generated to show potential.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 6119 EUR

NOTES

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: AI 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