



## Magnificent property with pool

For sale

21 900 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>730 m<sup>2</sup></b>	<i>Land area</i> <b>3 500 m<sup>2</sup></b>
<i>Bedrooms</i> <b>+5</b>	<i>Bathrooms</i> <b>+5</b>
<i>Parkings</i> <b>5</b>	<i>Cellar</i> <b>1</b>
<i>Ref.</i> <b>SJC230014</b>	

Magnificent Belle Epoque property located in a tranquil and leafy area.

Magnificent Belle Epoque property of approximately 730 sq m located in greenery area and in absolute calm. The main villa offers on the ground floor a double living room and dining room, a large fully fitted kitchen with its dining area opening onto a very nice terrace with barbecue, on the 1st floor, 4 bedrooms en suite bathroom and dressing room opening onto a Large terrace.

On the 2nd floor, a bedroom with en-suite bathroom and master bedroom with panoramic views of Saint-Jean Cap Ferrat and the Bay of Beaulieu sur mer, on the ground floor, bedroom with en-suite bathroom, A large living room opening onto the garden with electric windows, a vaulted wine cellar in the rock, a games room, 2 bedrooms for the staff and a laundry. An elevator serves all floors.



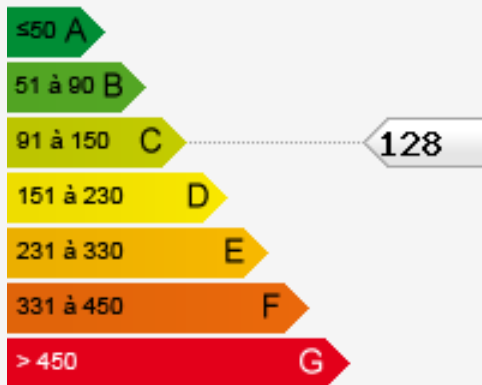
The property rests on a ground of about 3500 sq m with a very nice 28 m long heated swimming pool, an equipped pool house with summer kitchen, 2 bedrooms and a bathroom. Garage, parking for 5 cars and a caretaker's house complete the House.







### Consommations énergétiques



### Émissions de gaz à effet de serre

