



## Villa to discover absolutely

For sale

2 490 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>District</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>310 m<sup>2</sup></b>	<i>Terrace area</i> <b>120 m<sup>2</sup></b>	<i>Land area</i> <b>2 100 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>+5</b>	<i>Cellars</i> <b>2</b>
<i>Box</i> <b>2</b>	<i>Floor</i> <b>Ground floor</b>	<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>EEM-VF-116</b>

Enjoy a unique experience by visiting this property with Provençal architecture, synonymous with an exceptional quality of construction.

Ideally located in a dominant position in a sought-after residential area, near the charming village of Falicon (classified 9th Village of France for its art of living by the JDD on 19/01/2020) on the heights of Gairaut, this property stands out as a rare product in a highly coveted market.

The villa, with a total living area of over 300 m<sup>2</sup>, offers stunning panoramic views, including a magnificent sea view. Impeccably maintained, it stands out for its optimal layout and the exclusive use of noble materials of exceptional quality.

### Key features:

- Sumptuous entrance
- Elegant dining room

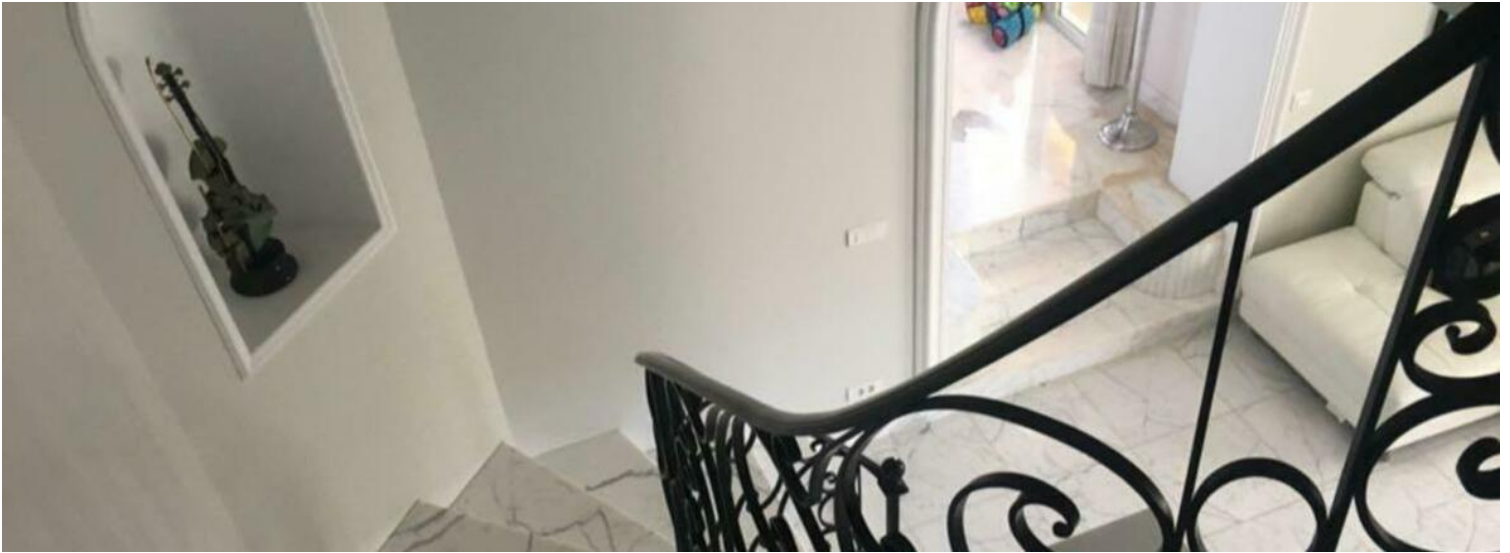


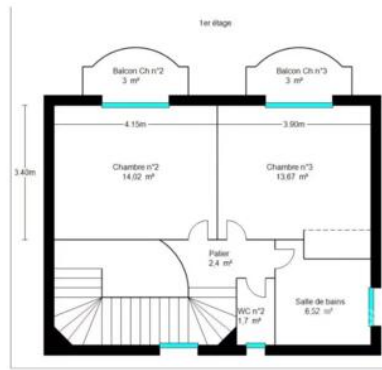
- Refined living room
- Bookcase desk with 5m ceiling height and exposed beams
- Master bedroom with neo ballroom bathtub-shower
- Two large bedrooms upstairs with balcony and stunning sea views
- Beautiful bathroom with bathtub and toilet
- Usable cellars with a fully resin-covered basement (floors and walls)
- Two closed boxes, two covered parking spaces and the possibility to park up to 12 cars
- Plot of about 2200 m2 with infinity pool offering panoramic sea views
- Various terraces to take full advantage of the outdoors
- Secure access through the cellars with an armoured door

In addition, the property is equipped with a full alarm system including six discreetly concealed cameras, ensuring complete peace of mind.

**Don't miss the opportunity to discover this unique real estate gem in an exceptional setting!**







### Diagnostic de Performances Énergétiques

