



## Luxury property with direct access to the beach

For sale

35 000 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>-</b>	<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>Country</i> <b>France</b>
<i>Total area</i> <b>2 477 m<sup>2</sup></b>	<i>Bedrooms</i> <b>+5</b>	<i>Ref.</i> <b>NIC210097</b>	

Magnificent luxury waterfront property with seven bedrooms and a swimming pool, offering direct beach access and breathtaking views.

The immaculately presented villa is arranged over four levels, all served by an elevator. Extensive windows and high ceilings ensure maximum natural light and open views throughout.

Artfully designed and constructed by a renowned architect using premium materials and high-quality fixtures and fittings, the spacious property exudes elegance, comfort and luxury.

The main level includes a splendid cathedral style reception room, a dining room, a modern fully fitted kitchen and a scullery.

On the lower floor there is the grand principal bedroom suite with bathroom and dressing room, opening onto a private terrace. A guest bedroom with en suite bathroom and dressing room, also opening onto a terrace, completes this level.

Four additional en suite guest bedrooms with terraces are located on the two lower levels.

The villa is surrounded by perfectly maintained landscaped grounds of 2,477 sq m, featuring a beautiful swimming pool, pool house and pool area, offering direct access to the sea and boasting spectacular views.



Staff accommodation, a covered parking space for two cars and two additional parking spaces complete this exceptional property.



