



PROPERTY CONCEPT

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## SAINT-JEAN-CAP-FERRAT / PAVILION / TERRACES / sea view

For sale

1 225 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>City</i> <b>Saint-Jean-Cap-Ferrat</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>87,28 m<sup>2</sup></b>	<i>Terrace area</i> <b>68 m<sup>2</sup></b>	<i>Total area</i> <b>155,28 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parking</i> <b>1</b>	<i>Cellars</i> <b>3</b>	<i>Condition</i> <b>Very good condition</b>
<i>Ref.</i> <b>VDS2823</b>			

Townhouse/Villa/Apartment in the center of the charming village of Saint-Jean-Cap-Ferrat located a few meters from the beach. Ready to move in and perfect for holiday with friends or family. The villa offers you great amenities and in perfect condition, with a pleasant 30m<sup>2</sup> terrace/garden, and a 38 m<sup>2</sup> roof terrace with an astonishing sea view.

It is located in a small residence, secure and well maintained.

On the garden level, the villa is composed of a living/dining room with a television area opening onto the garden/terrace, a fully equipped open-plan kitchen with balcony.

On the upper floor, you will find a master bedroom opening onto a terrace, several closets and



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shower room with WC, a guest bedroom opening onto a terrace and its shower room and WC.

At the entrance level, a nice hall invited you to a bedroom with its shower room and closets, a laundry room and a separate toilet.

The 38m<sup>2</sup> Teak roof terrace is fitted out with a summer kitchen and sofas area. It overlooks the Port of Saint Jean Cap Ferrat with a gripping sea view.

All materials are up scaled quality, air conditioning and home automation.

The villa is sold with a scooter garage and a parking space.

"The agency's opinion": It is rare to find a villa/apartment offering such great services. You will find yourself a few meters from the main beach of Saint Jean Cap Ferrat, the port, restaurants and shops and 15 minutes walk from Beaulieu sur mer

The village offers you various nautical and cultural activities: you are a 5-minutes walk from the famous Ephrussi de Rothchild villa and garden, a Renaissance palace not to be missed.







