

SOLE AGENT



For sale France - Saint-Jean-Cap-Ferrat
Saint Jean Cap Ferrat - House - City center near port

8.450.000 €

8
Rooms

4
Bedrooms

4
Bathrooms

269 sqm
Total area

3
Parkings

Rare! Magnificent villa perfectly embodying the style of the French Riviera with building land in the heart of the city center of Saint Jean, a stone's throw from the port and shops.

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Property features

Product type :	House	Num rooms :	8
District :	Saint-Jean-Cap-Ferrat	City :	Saint-Jean-Cap-Ferrat
Country :	France	Living area :	269 m ²
Bedrooms :	4	Bathrooms :	4
Parkings :	3	Condition :	Very good condition
View :	Unobstructed view of the centre, sea and mountains	Exposure :	Triple exposure
Release date :	2017	Ref. :	VF1584

Descriptions

Ideally located close to the village centre, the harbour and shops, this charming 1930s property embodies the timeless elegance of the Riviera. Nestled in a quiet, green setting, it offers spacious interiors and great potential for extension.

The villa is spread over several levels and is composed as follows:

Garden level: large summer lounge opening onto the garden, bedroom with shower room, separate WC, laundry room and cellar.

Ground floor: entrance hall, guest WC, fully equipped modern kitchen, large lounge/dining room with fireplace.

First floor: three bedrooms, each with its own bathroom.

Second floor: bright study offering a pleasant sea view.

A building permit has been granted and purged for the construction of a second villa, a swimming pool and an underground car park for up to five vehicles, offering great potential for extension and enhancement of the property.

This rare property combines charm, a prime location and development potential in the heart of one of the most sought-after areas of the French Riviera.

Bien soumis à un état des risques naturels et des pollutions consultable sur le site Géorisques : <https://georisques.gouv.fr/>





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