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VILLEFRANCHE-SUR-MER

# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

www.azur-mediterranee.com

VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | NICE MONT BORON | EZE SUR MER | CAP D'AIL  
2 REAL ESTATE AGENTS IN VILLEFRANCHE-SUR-MER AND SAINT-JEAN-CAP-FERRAT



24 500 000 €

### For sale property

13 rooms

Surface : 750 m²

Surface of the land : 2540 m²

Exposition : sud

View : mer

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

### Features :

pool, pool house, jacuzzi spa, fireplace,  
Bedroom on ground floor, air conditioning,  
Automatic Watering, Laundry room,  
Automatic gate, calm

10 bedroom

10 bathrooms

2 garage

4 parkings

1 cellar

Document non contractuel

02/07/2025 - Prix T.T.C



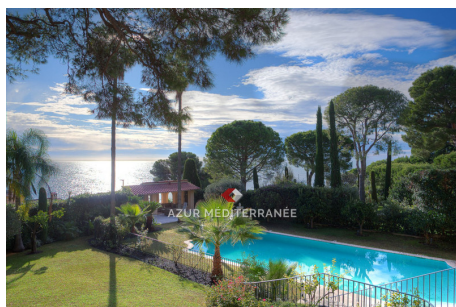
### Property Saint-Jean-Cap-Ferrat

Magnificent luxury property, renovated with luxurious materials while maintaining a classic style, located in Saint Jean Cap Ferrat, a few steps from the prestigious Grand Hôtel du Cap, also close to the village and the beaches. Its privileged location also gives it good sunshine with its southern exposure, very beautiful sea view and calm. The villa benefits from beautiful volumes with 750 m² of living space, completely renovated, garden of 2540 m² with trees and flat with outdoor and indoor swimming pool, sea view. Composition of the main villa: Connecting reception rooms including a living room, dining room and library with fireplace. 5 bedrooms and en-suite bathrooms and an office with bathroom. The basements are perfectly furnished with its indoor swimming pool and relaxation room and the games and billiards room, small bar. Near the swimming pool there is a small guest villa with two bedrooms and a bathroom. The swimming pool is particularly large, very beautiful sea view, maximum sunshine, furnished terrace and pool house Caretaker's villa with living room, kitchen, two bedrooms and two bathrooms. Additional asset: 2 garages and covered parking for 2 cars

### Legal information

24 500 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



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