



VILLA R

Saint-Jean-Cap-Ferrat

SUPERB CONTEMPORARY VILLA SAINT JEAN CAP FERRAT - 1ST LINE

MAGNIFICENT BRAND NEW CONTEMPORARY WATER EDGE VILLA WITH TOP EQUIPMENT AND PANORAMIC SEA VIEW- TOTALY

Living space : 430 m2 + 340 m2 terraces + roof terrace 5 bedrooms with en suite bathrooms

PROPERTY SIZE 2,800 sqm directly on the water Very private

Perfect condition Panoramic sea view Alarm system

Air conditioning in all the rooms

Top floor (level 0) (entrance floor from parking) : (67.20 m2)

- Tv room of 68 m2 with nice sofas, TV with satellite and panoramic sea view opening onto a 20 m2 terrace

Roof level (level +1) : 78 m2 accessible from TV room

- Roof level with panoramic sea view

Level -1 (65m2)

- This whole floor is composed of the Master suite with : Master bedroom with large double bed, Tv with satellite, panoramic sea view, independent dressing room, Master bathroom with bath tub, shower and WC.
- The Master bedroom opens onto its private terrace with panoramic sea view and lounges

Level -2 (approx. 100 m2)

- Dining room with large dining table for 12 persons
- Fully equipped Kitchen with Guaguenau equipments : american fridge, hobs, oven...
- Guest WC
- Pool terrace with exterior dining table
- Sun lounges and parasols
- Heated swimming pool

Level -3 (197m2)

- Large lounge with TV and comfortable sofas opening onto a little flat piece of garden and with private way going down to the sea path (Club Dauphin of Grand Hotel can be reached within 3 minutes walk by the sea path)
- Laundry with washing machine and dryer machine and linens storage
- Guest Bedroom 1 with twin beds opening onto the terrace with sea view, and its en suite shower room with shower, bidet and WC
- Guest bedroom 2 with small double bed (140 x 200 cm) opening onto the terrace with sea view, and its en suite shower room with shower, bidet and WC
- Guest bedroom 3 with small double bed (140 x 200 cm) opening onto the terrace with sea view, and its en suite shower room with shower, bidet and WC
- Guest bedroom 4 with large double bed (160 x 200 cm) opening onto the terrace with sea view and its en suite bathroom with bath tub with shower partition, bidet and WC
- Large terrace (87 m2) in total including the garden part
- From this level, private path going down to the sea path with possibility to walk to Club Dauphin of 4 seasons Grand Hotel within short walk

The whole villa levels are accessible by elevator

STUNNING AND VERY LUXURIOUS CONTEMPORARY VILLA QUIET AND PRIVATE AMAZING PANORAMIC SEA VIEW AND TOP EQUIPMENTS

Ce descriptif n'est pas un document contractuel ; les indications qu'il renferme sont susceptibles d'être modifiées This descriptive is not a contractual document and can be subject to modifications

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