



- SaintJean Cap Ferrat -

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Within walking distance to the village center,  
amazing waterfront property

benefiting from a wonderful sea view.  
Direct access to the sea.

Living surface : 850 sqm

Land surface : 3200 sqm

Bedrooms : 10

## Main villa :

### Ground floor

- Entrance hall
- Study
- Cloakroom
- Small lounge
- Large reception room with high ceilings
- Dining room
- Loggia
- Fully fitted modern kitchen
- Laundry

On the patio side : 2 bedrooms with en suite bathroom

### Garden floor

- Home cinema
- Small lounge
- Splendid wine cellar cooled to 16° with prestigious wines

### 1st floor

- Master bedroom with lounge, dressing and 2 bathrooms giving onto the terrace
- Guest's suite with en suite bathroom
- Guest's bedroom with shower room
- Study

### 2nd floor

- 2 guest's bedrooms, each with lounge, en suite bathroom,

Staff house : lounge, kitchen, 3 bedrooms, bathroom

Studio with bathroom for the driver

Kidney shape form swimming pool 12 x 7m with fitted pool house  
Fitness area











































