



# Luxury villa with private access to the beach

St Jean Cap Ferrat, French Riviera, 06230

**Asking Price €55,000,000\*** Agency fees at the charge of the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.





- Waterfront villa with direct access to the beach
- Stunning panoramic sea views
- 6 en suite bedrooms and 3 staff bedrooms
- 2 heated swimming pools
- 5 car garage
- 726 sq m living space and grounds of 5,250 sq m
- High security system with camera
- DPE C (92) GES B (9)

#### Local Information

St Jean Cap Ferrat is a beautiful peninsula set between Nice and Monaco. In addition to luxury villas, excellent architecture and panoramic views the Cap features winding roads, a picturesque port, Mediterranean vegetation and a preserved rocky coastline. St Jean to Monaco is approximately 14 km and Nice International airport is located approximately 18 km.

#### About this property

Luxury neo-Provençal style villa with two swimming pools, direct beach access, terraces and spectacular views.

The elegant and immaculately presented property of 700 sq m includes a spacious master bedroom and five generous guest suites, all offering sea views.

The ground floor comprises a reception room opening onto a dining room with access to a vast terrace. On the first floor is an office with stunning panoramic views of the surrounding coastline.

The beautifully landscaped grounds feature tall-stemmed trees, exquisite flower beds and a heated swimming pool with a pool house.

Accessible via a funicular and a footpath is a second heated seawater swimming pool with a fully-equipped pool house, plus a small private beach and a pontoon.

With a full 24h video surveillance system and luxury top-of-the-range fixtures and fittings, the villa also includes a private garage for up to five vehicles and a caretaker's cottage.

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Please note, the map does not show the exact location of the property and all measurements are approximate, this data is provided for guidance purposes only.

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#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. Jean Cap Ferrat Office.  
Telephone: +33 (0)4 93 76 80 80.









**St Jean Cap Ferrat, French Riviera, 06230**  
**Gross Internal Area** 7815 sq ft, 726 m<sup>2</sup>



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