



## Charming Provencal villa, ideally placed for Paloma Beach

**Saint Jean Cap Ferrat, French Riviera, 06230**

**Asking Price €4,800,000\*** Agency fees payable by the vendor. Table of fees available online at [savills.fr](https://www.savills.fr) and on request.

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- Elegant Provencal style villa
- 4 en suite bedrooms •
- Beautiful garden with pool and terraces
- Independent guest studio
- Garage
- 205 sq m
- DPE : E (318) • Ref : JCP200008

#### Local Information

Halfway between Monaco and Nice, Saint Jean Cap Ferrat with its luxuriant and unique landscape, its perfect bays and views over the sparkling blue Mediterranean is doubtlessly the most sought after prestigious destination on the French Riviera. Cap Ferrat's residential property has been estimated at around five hundred villas spread over the peninsula planted with magnificent maritime pines and palm trees. High demand and the scarcity of land along with the charming village, its exclusive harbor, restaurants, shops, beaches as well as the Grand Hôtel Palace and its unique facilities, as the Spa and the Dolphin Club have contributed to this closed property market becoming one of the most coveted on the planet.

#### About this property

Elegant Provencal style villa, in a quiet cul de sac ideally situated for the idyllic "Passable beach" and St Jean Cap Ferrat village, shops, bars and restaurants.

With a living space of 205 sq m, the villa is set within beautiful landscaped grounds of 1,000 sq m featuring Mediterranean plants and flowers, a swimming pool, summer house and garage.

The ground floor offers a spacious reception-dining space leading to a heated conservatory, a fully fitted kitchen opening onto a patio, an office and a bathroom.

On the first floor is the master bedroom with en suite bathroom, two bedrooms, a bathroom, a shower room and guest WC.

An independent studio, a laundry and a cellar complete this superb property.

Agency fees payable by the vendor.

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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.













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Gross internal area 205 sq m



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