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SAINT JEAN CAP FERRAT

Azur Méditerranée

Agence de Saint Jean Cap Ferrat

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VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | EZE SUR MER
2 REAL ESTATE AGENTS IN VILLEFRANCHE SUR MER AND SAINT JEAN CAP FERRAT

YOUTUBE
DAILYMOTION
FACEBOOK

4 290 000 €

Buying villa sur le toit

5 rooms

Surface : 164 m²

Year of construction : 2018

Exposition : Est ouest

View : Mer

Hot water : Collective solaire

Inner condition : new

Standing : luxury

Building condition : new

Features :

Lift, Double Glazing, Secured residence, Calm, Reinforced door, residential, Electric shutters, Pool, Système domotique

3 bedrooms

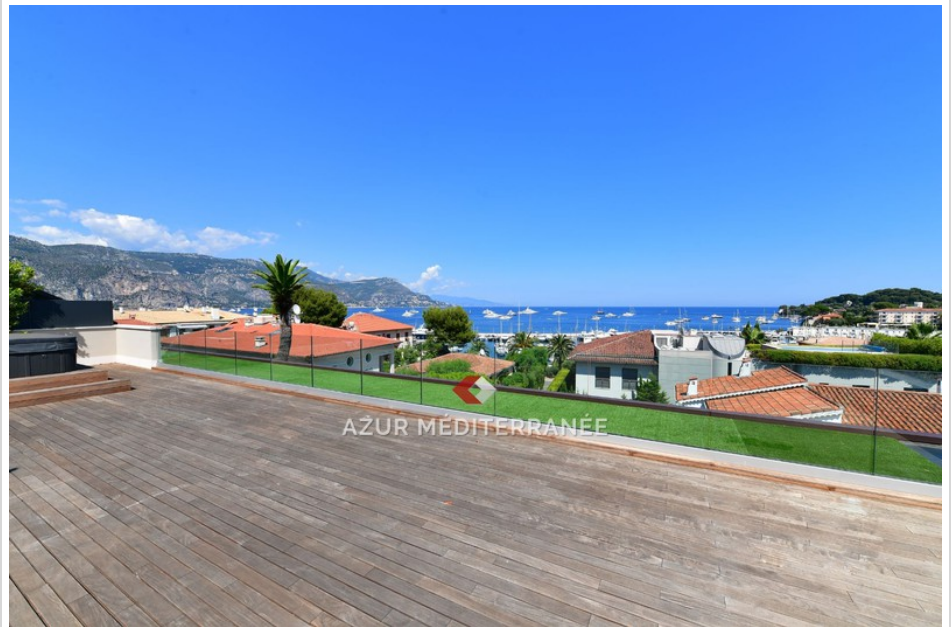
2 terraces

3 showers

4 WC

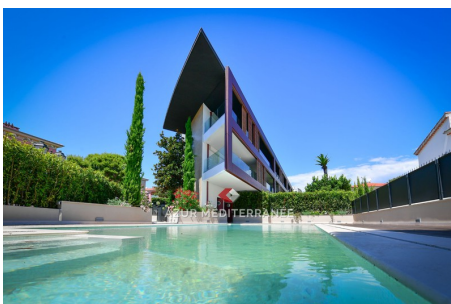
2 parkings

Document non contractuel
28/06/2022 - Prix T.T.C



Villa sur le toit Saint-Jean-Cap-Ferrat

A prestigious residence in the heart of Saint Jean Cap Ferrat village, close to beaches, shops and the port. An exceptional location, the pearl of the Mediterranean, a peninsula located between Nice and Monaco, it is recognized for its tranquility, its mild winters, a holiday resort very popular with large international fortunes². This construction of three floors is built on a plot of 2000m² with swimming pool heated by solar energy and swimming against the current. Villa on the roof with its private terrace of 182m² fitted out with a garden and a teak terrace with jacuzzi, the apartment is crossing facing east and west, it is composed of five rooms on the 2nd and last floor with sea view, it benefits from a living area of over 164 m² distributed with a living room of 50 m² and an independent dining room opening onto a terrace of 60 m² and the sea view, two very beautiful bedrooms with dressing rooms and shower rooms opening onto the terrace of 60 m² and sea view, the 3rd bedroom with storage and shower room opens to the west. the kitchen is independent and fully equipped, guest toilet. The living area is 164 m² and the terrace and garden area is 240 m². The services that complete this property: Two underground parking spaces included in the price, Remote



private gardens and rooftop jacuzzi. This building is built on a basement level served by a vehicle access ramp and two elevators to distribute 26 parking spaces in the garage including 10 double parking spaces and 10 private cellars. - All the glazed frames will be made of aluminum with a thermo-lacquered finish, frames with a thermal break according to the coefficient set by the Thermal Assessment aiming for a type B+ energy classification. - The frames will be for all sliding-type

windows with thermal glazing. - The glazing of the bay windows on all floors will be of the anti-violation type - Rolling shutters with aluminum slats

Fees and charges :

Annual current expenses 7 392 €

Well condominium

10 lots in the condominium 4 290 000 € fees included