

VILLA LA SERENITA

SAINT-JEAN-CAP-FERRAT



WONDERFUL MODERN VILLA - CALM AND RESIDENTIAL

6 500 000 €



DESCRIPTIVE :

Wonderful modern 2-storey villa, recently renovated, of about 280SQ.M on a plot of approx. 1465SQ.M located in the heart of the Cap ferrat, in a calm and residential area.

On the ground floor: entrance hall, large living/dining room opened onto an open-plan kitchen and a terrace with summer dining area and barbecue. A master bedroom with ensuite bathroom, a bedroom with ensuite bathroom.

At the garden floor, bedrooms with ensuite adjoining bathrooms, fitness room with sauna, cinema room (that could be an additional bedroom), a office, a laundry room and a staff bedroom with ensuite shower room.

Beautiful swimming pool, flat and landscaped garden.

Garage (for two cars) and parking.

High-end services with Sonos integrated sound system, Alarm system, Camera videos, Home automation, Heated swimming pool, Technogym gym equipment and Effigibi sauna. Fully furnished house, equipped kitchen, ready to move in!

Property in co-ownership Building: No

Land tax: €XXXX

Diagnostics : on process

Energy Consumption: x - xxxKwh/m2/year

GHG emissions: x - xxxKgCO2/m2/year

Information on the risks to which this property is exposed is available on the

"Géorisques" website: <http://georisques.gouv.fr>

Agency fees due by the seller.

REF: VF211

DETAILS



*280 m²



Renovated



5



Facing south



Greenery view

*marketable surface area

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