#### SAINT-JEAN-CAP-FERRAT



#### WONDERFUL MODERN VILLA - CALM AND RESIDENTIAL



#### **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 Effegibi 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	
$\stackrel{\frown}{\mathbb{m}^2}$	*280 m²
	Renovated
	5
	Facing south
<b>(</b>	Greenery view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



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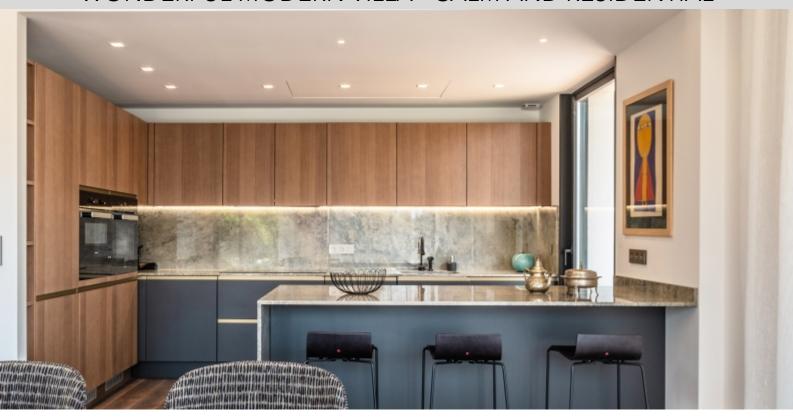






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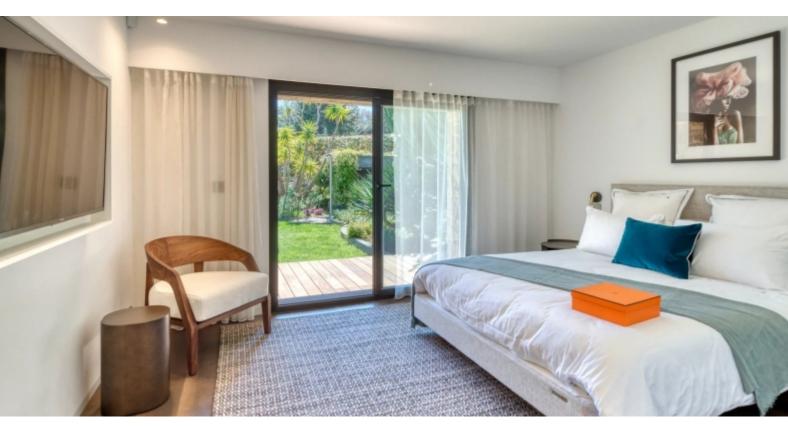


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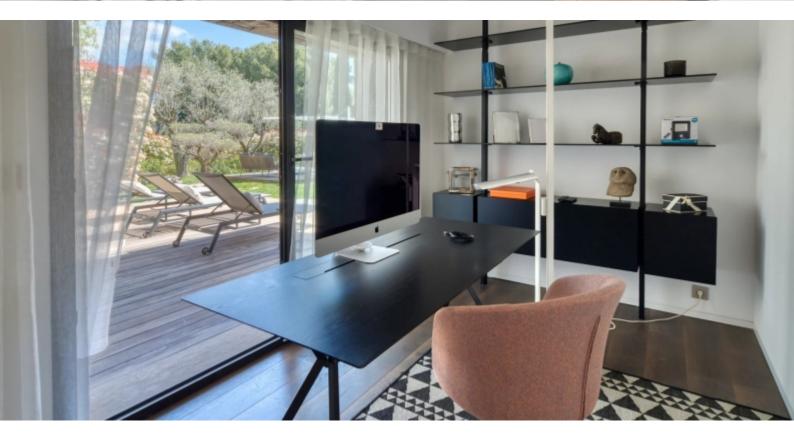


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