



Luxury Apartment with Sea View Terrace - Saint-Jean-Cap-Ferrat

3 295 000 €



DESCRIPTIVE :

In one of the most prestigious addresses on the Côte d'Azur, just a 2-minute walk from the port of Saint-Jean-Cap-Ferrat and the beaches, this sumptuous apartment offers a unique art of living in the heart of an exclusive environment.

Located in a perfectly maintained luxury residence with swimming pool and elevator, this rare 129 sq. m. property boasts generous volumes, plenty of natural light and top-of-the-range amenities.

Layout: elegant entrance hall, spacious living room with fireplace, bathed in natural light, two luxurious bedrooms, each with its own private bathroom, and fully equipped independent kitchen with adjoining laundry room.

All rooms, with the exception of the kitchen, open onto a vast 47 m² terrace, facing south-west, with partial views of the Mediterranean Sea and surrounding hills.

Outstanding features: reversible air-conditioning, marble and solid parquet floors, state-of-the-art home automation, alarm system, central vacuum cleaner, extensive custom-designed storage space, basement parking space + cellar.

This exceptional property makes an ideal primary or secondary residence, within easy reach of gourmet restaurants, luxury boutiques, the marina and beaches.

Co-ownership: Yes

No proceedings in progress (articles 29-1A/29-1 loi 65-557, L.615-6 du CCH)

Monthly co-ownership charges: 450€

Property tax: 1628€

Diagnostics: Classe Énergétique B

Energy consumption: 55KwhEP /m2.an

GHG emissions: 1KgeqCo2/m2an

DPE : 55 - B / Greenhouse gas emissions : 1 - A

Estimated annual energy costs: 457€.

DETAILS



*129 m²



46 m²



New



2



Facing south east



Sea view

*marketable surface area



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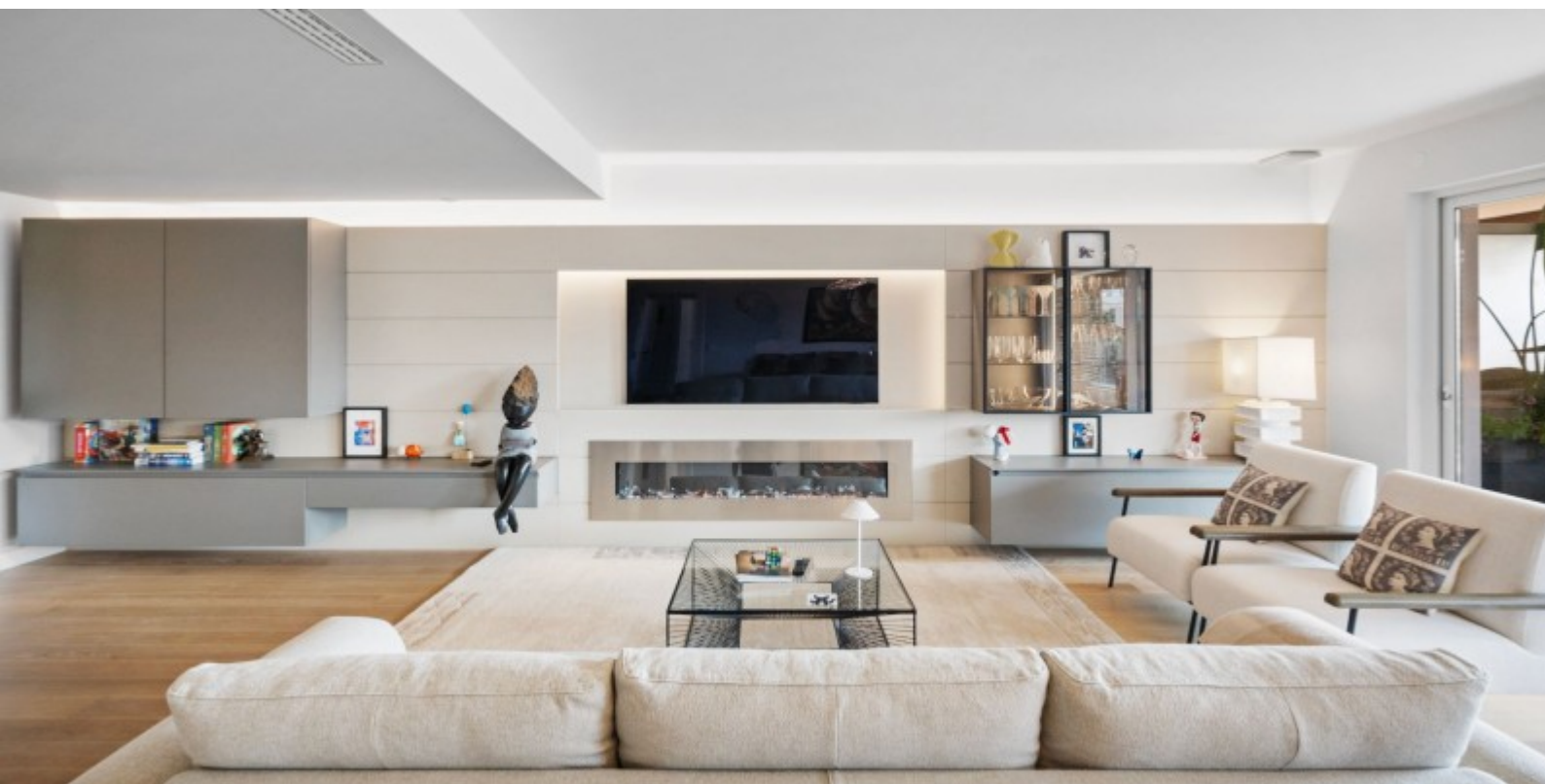
Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>
Agency fees are payable in full by the vendor.

REF: VF417

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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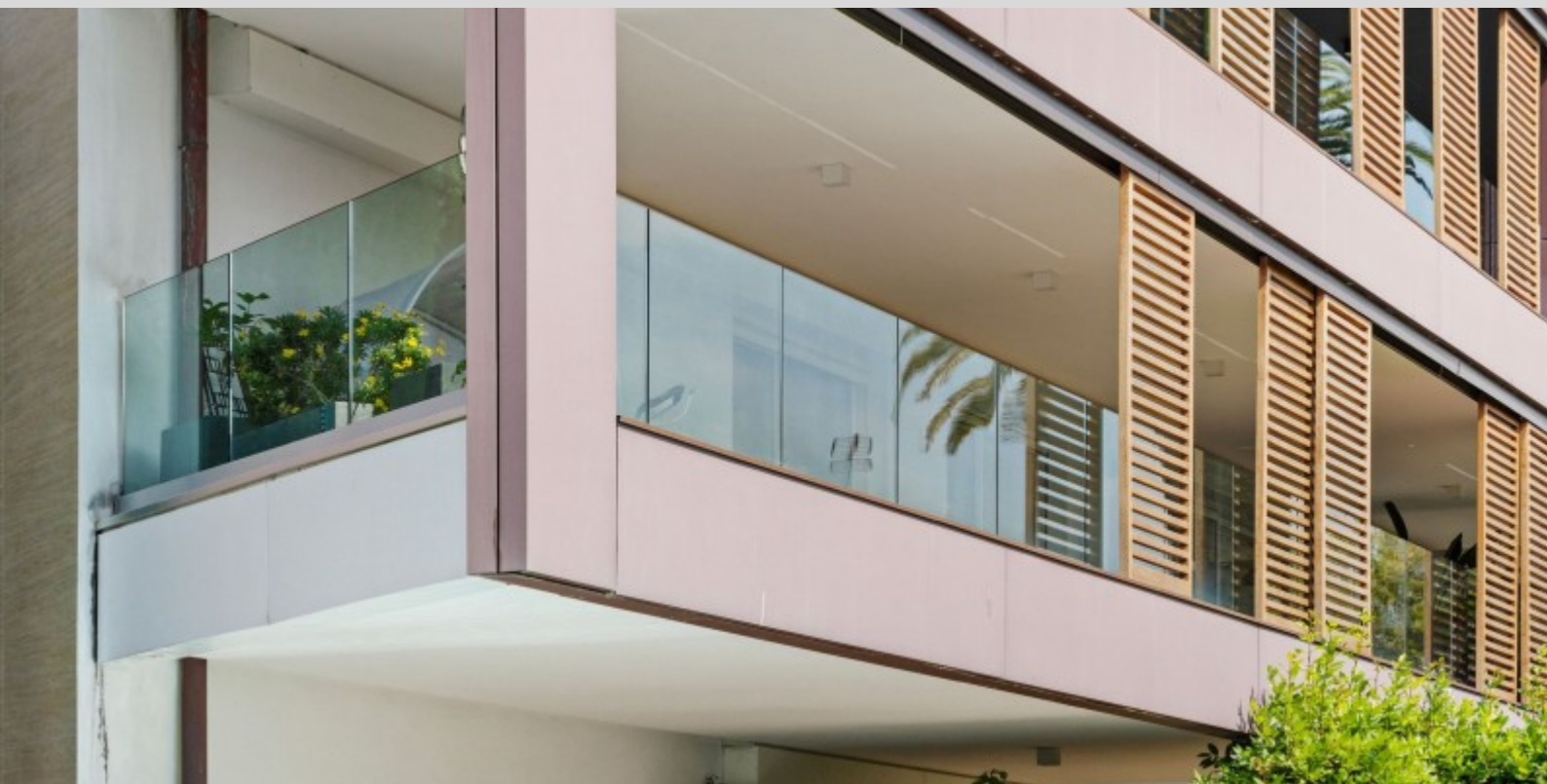
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WAVE6

SAINT-JEAN-CAP-FERRAT



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