



Stunning Penthouse - Saint-Jean-Cap-Ferrat

1 980 000 €



DESCRIPTIVE :

Superb duplex penthouse of approx. 118SQ.M (101.38SQ.M Loi Carrez), in a recently built residence, in the heart of the Cap Ferrat. It is located just a 4-minute walk from the port, beaches, and all amenities.

Recently and tastefully renovated, it consists of: an entrance hall, a master bedroom with a complete bathroom, separate toilet and en-suite dressing room, access to a beautiful private south-facing terrace, two bedrooms each with their own shower room and access to their shared balcony, and a separate toilet.

Upstairs, a spacious attic living/dining room, an open-plan kitchen, a utility room with a laundry room and wine cellar, and direct access to the approx. 82SQ.M rooftop terrace. The terrace is furnished with a solarium area, a shower, a dining area with a pergola, and a kitchen/bar. It offers magnificent views of the village rooftops and magnificent sea views to the south and east sides. The flat is equipped with plenty of storage space and reversible air conditioning.

This exceptional property is sold with a cellar and a basement garage. A second garage is available for purchase.

A rare and turnkey penthouse!

Co-ownership of 152 units, including 43 residential units.

Procedure in progress: no.

Average annual expenses of €1 460 (last facade renovation in 2020).

Energy consumption:

Class B - 98 kWh/m²/year.

GHG emissions: Class A - 2 kg CO₂/m²/year.

Estimated annual energy costs of the property: €630-930.

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

DETAILS



*118 m²



93 m²



New



3



Facing south



Partial View Sea, Village view

*marketable surface area



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website: <http://georisques.gouv.fr>.
Agency fees will be fully paid by the seller.

REF: VF418

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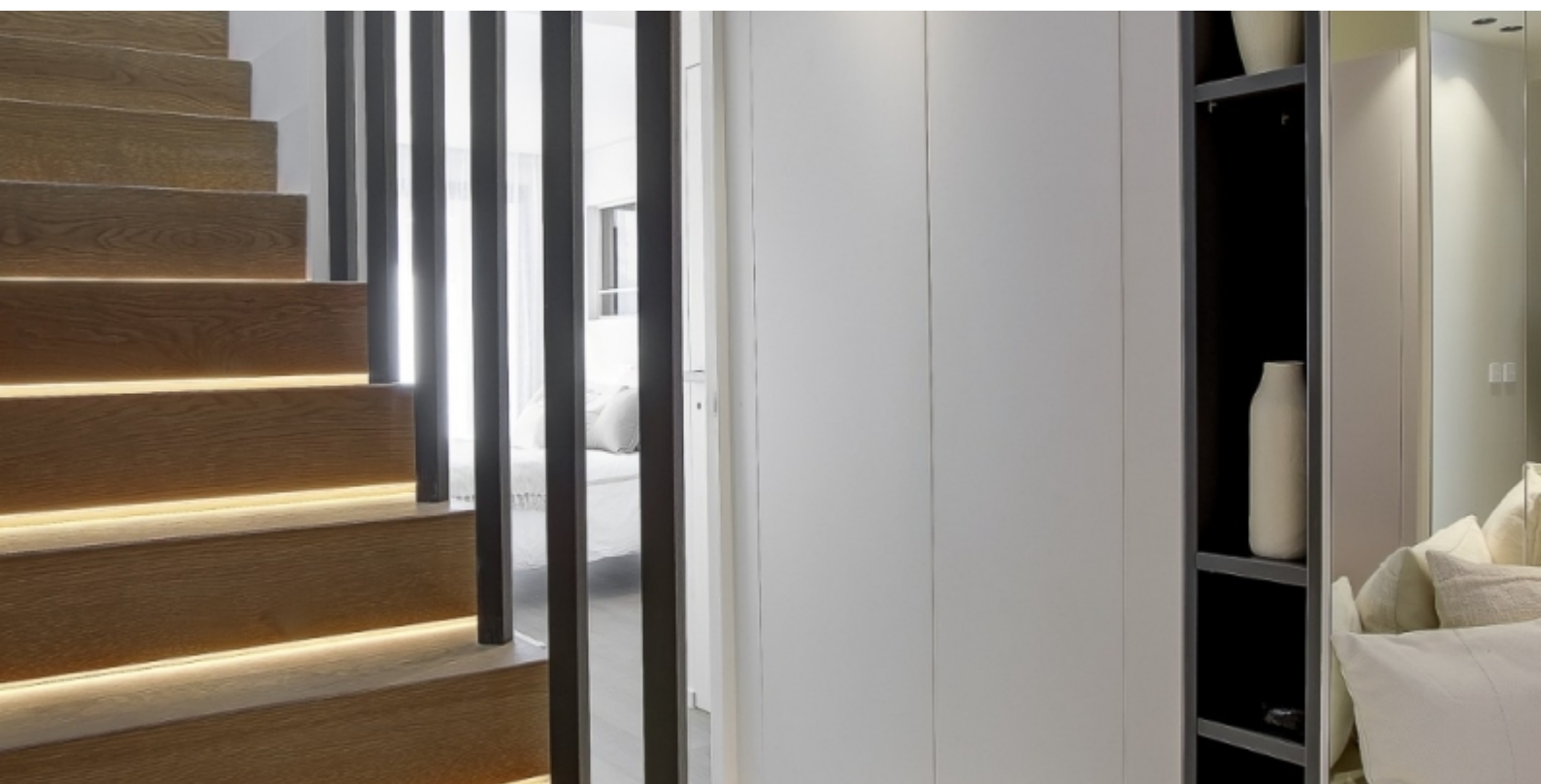
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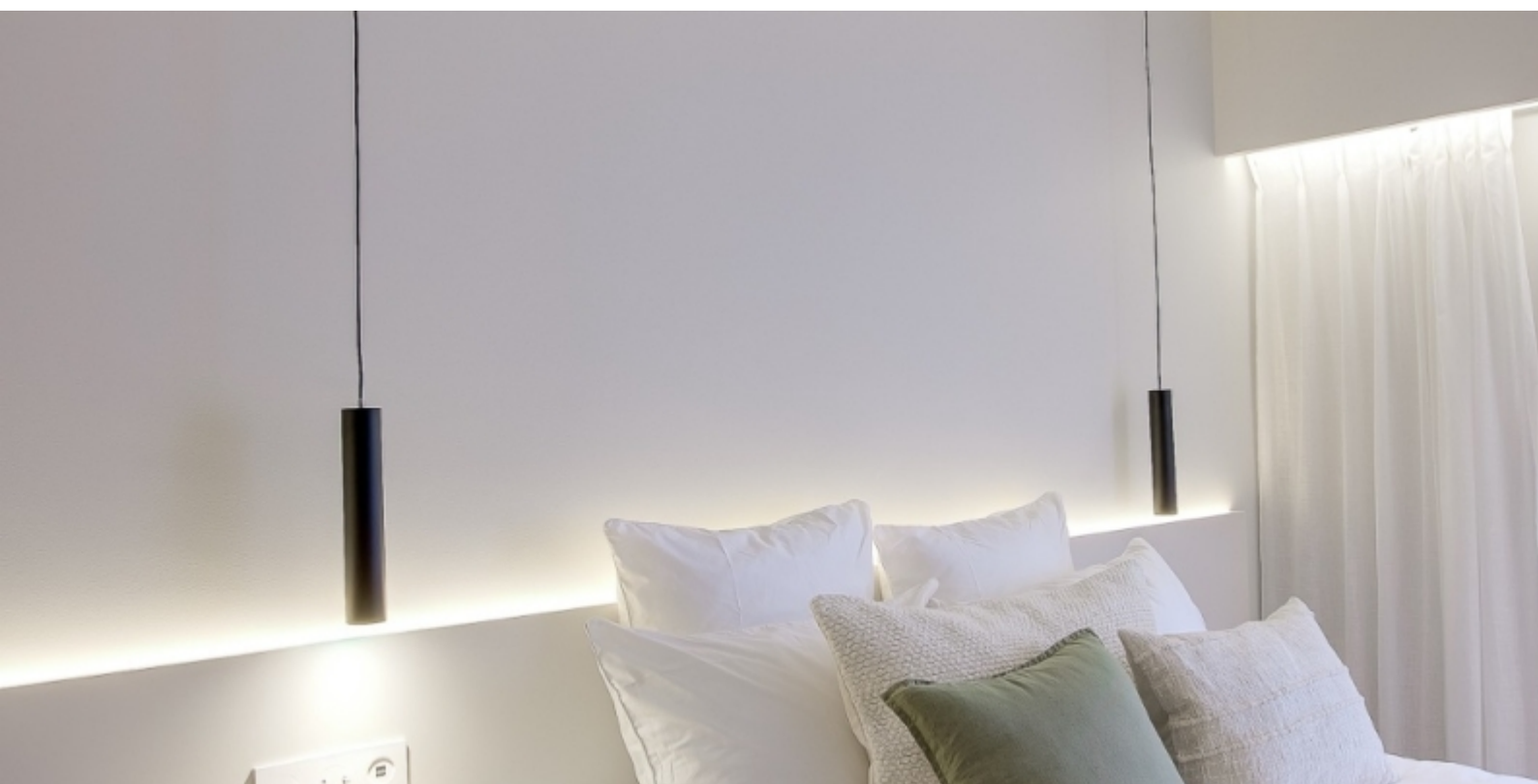
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Performance énergétique et climatique



* Dont émissions de gaz à effet de serre

peu d'émissions de CO₂

A — 2 kg CO₂/m²/an



émissions de CO₂ très importantes

Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements. Pour l'améliorer, voir pages 5 à 6.

Ce logement émet 203 kg de CO₂ par an, soit l'équivalent de 1052 km parcourus en voiture.

Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.).