

# ELEGANT ADDRESS Ltd

Property search Experts Cote d'Azur

## **CF-832** **Saint Jean Cap Ferrat**



This elegant property of around 437sqm enjoys panoramic views of Saint Jean, Beaulieu and Monaco on 1.480sqm of land.

The villa in a modern provencal style features top quality fittings and is very carefully maintained. Tastefully decorated with luxurious materials and furniture, it compromises 6 bedrooms, 7 bathrooms, a vast living room with piano and dining table, a fitted kitchen.

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The property is immaculate and in perfect condition and has sophisticated technics, air conditioning, an alarm system, high-tech TV and stereo system. The magnificent gardens offer a large swimming pool with a summer dining area enjoying the panorama. There is a teak solarium on the roof with a jacuzzi. Located 2 minutes from the center of Cap Ferrat, its beaches and restaurants, 20 minutes from Monaco and the center of Nice and 30 minutes from Nice Airport.

## Ground Floor:

- A grand entrance into a spacious air conditioned open plan lounge dining room. The angled sofa and chaise longue seat 10 around the glass coffee table and the dining table seats 12.
- Modern fully equipped kitchen with stylish stainless steel appliances a breakfast bar with 4 stool and doors onto the summer dining terrace.
- The main outdoor dining table is covered overlooking the 2m deep pool, gardens and gazebo with table and chairs.
- Master Bedroom: decorated in blue with 180cm bed, seating area with plasma screen, air conditioning and a dressing room. The en-suite has a double basin, toilet, bidet and shower.
- Tastefully decorated suite with a separate dressing room and sitting area with a plasma television. Double bed 180cm) and bathroom with double wash basins, toilet, bidet and shower

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- Bedroom 2: double bed (180cm), plasma television and en suite with bath, wash basin, toilet and bidet.

## First Floor:

- Bedroom 3 / Moroccan decoration: double bed (160cm) with TV and air conditioning. The en-suite bathroom has a bath, washbasin and toilet

## Garden Floor:

- Bedroom 4: double bed (140cm) and en suite with toilet shower and wash basin.
- Bedroom 5: twin room (2x90cm, shared bathroom with bedroom 6.
- Bedroom 6: Double bed (180cm) on the garden level.
- Shared bathroom with, shower, bidet, toilet and wash basin
- Boiler room
- Large garage for 4 cars

## Guardian's House:

- Living room, fitted kitchen Bedroom with en-suite bathroom

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