DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
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LUXURY APARTMENT FOR SALE IN SAINT-JEAN-CAP-FERRAT – TERRACE, SEA VIEW, RESIDENCE WITH POOL

Reference 06230_MD



DESCRIPTION OF THE PROPERTY

A rare gem in Saint-Jean-Cap-Ferrat: picture yourself enjoying coffee on a sunny terrace, surrounded by the sparkling sea and lush green hills, in one of the most exclusive areas of the French Riviera. This dream comes true with this exceptional 129 sqm apartment, located in a modern residence with swimming pool, right in the heart of Cap Ferrat. In immaculate condition, it features a bright double living room with lounge and dining area, a fully equipped kitchen, two comfortable bedrooms with built-in storage, two modern bathrooms, a private garage and a cellar. The 46 sqm terrace, facing southwest, offers partial sea and mountain views and is perfect for enjoying the Mediterranean lifestyle. Just a short walk from the beaches, the port, shops and scenic coastal paths, this rare property is ideal as a main residence, a luxury holiday home, or a high-end rental investment. Prime location, top-quality amenities and secured environment: everything is in place to live or invest in Saint-Jean-Cap-Ferrat, the discreet jewel of the Côte d'Azur. #DestinationRiviera

€ 3 100 000

FEATURES

City	**Saint-Jean-Cap-Ferrat**	Property tax :	**€ / year 1 628**
Free at the time of sale :	**Yes**	Charges co-ownership :	**€ / month 610**

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Surface :	**129 m²**	Honorary payable by :	**seller**
Carrez surface :	**129 m²**	Number of bedrooms :	**2**
Terrace surface :	**46 m²**	Type of parking :	**Garage**

< 71 A	55 kWh / m² / an
71 to 110 B	
111 to 180 C	
181 to 250 D	
251 to 330 E	
331 to 420 F	
> 420 G	

< 7 A	1 kg eq CO2 / m2 / an
7 to 11 B	
12 to 30 C	
31 to 50 D	
51 to 70 E	
71 to 100 F	
> 100 G	

Date of energy audit :









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