

## 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

**Euro 3 295 000**

### FEATURES

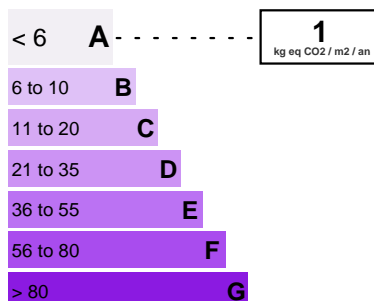
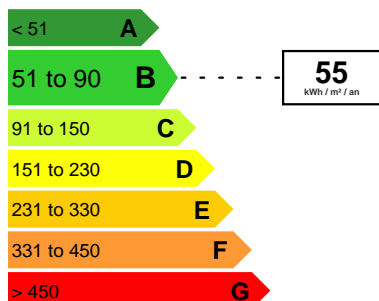
City	Saint-Jean-Cap-Ferrat	Property tax :	Euro / year 1 628
Free at the time of sale :	Yes	Charges co-ownership :	Euro / month 610

**Destination Riviera**

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed



Surface :	129 m <sup>2</sup>	Honorary payable by :	seller
Carrez surface :	129 m <sup>2</sup>	Number of bedrooms :	2
Terrace surface :	46 m <sup>2</sup>	Type of parking :	Garage



Date of energy audit :

