

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be

## France



### St Jean Cap Ferrat

Ref FHF51



An exceptional property directly on the waters edge in one of the most sought after areas of the Cote d'Azur. The entire estate has undergone a total renovation with no expense spared to create what is probably the best property on the Cap.

The grounds of over 7,000 square metres have been landscaped and comprise lavender beds, a small olive grove, a lemon grove, a cactus garden, a newly constructed astro turf tennis court and a 15 x 7 metre contemporary style pool with beach entry. All of the furniture and fittings, both interior and exterior, are of the highest quality. Custom made furniture and rugs have been sourced from around the world and the villa houses a superb collection of modern art. From the garden a tunnel leads directly to a gated slipway on the beach with a small raised garden directly overlooking the beach.

The belle époque villa with marble floors and staircase benefits from superb sea views. There is an open plan living / dining room with comfortable sofas, feature fireplace and formal dining area. From this room three sets of French doors lead onto the terrace with outdoor dining and seating area. The fully equipped contemporary stainless steel kitchen will be any cooks dream with built in steam oven, 5 burner gas range and every possible gadget. At this level there is also an office / library with wi-fi internet access. On the lower level there is a media room with plasma television and DVD library together with pool table and kitchenette bar.

On the first floor there are three bedrooms, a large double with balcony and sea views, dressing room and en-suite bathroom and a family suite with double bedroom with balcony and sea views, a single bedroom with balcony and garden views and a family shower room. On the second floor is another superb double bedroom with dressing room, en suite bathroom and huge roof terrace. There is a separate self contained apartment at ground level across from the villa and this has a double bedroom with bathroom and a living room with kitchen.

The guest cottage is located close to the pool area where you have a double bedroom with and single / twin bedroom, these share a shower room and sitting room with kitchenette and private terrace. Reached via an external staircase on the first floor above the apartment are two independent guest bedrooms both doubles with en-suite bathrooms and these share a roof terrace. **A truly unique and beautiful property.**



No. Of Bedrooms :	No. of Bathrooms :	Nearest Airport :	Nearest Town :	Nearest Beach :
<b>9</b>	<b>7</b>	<b>Nice 30 mins</b>	<b>Walking</b>	<b>Walking</b>