

ROYAL-VILLAS-EUROPE

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

France



St Jean Cap Ferrat Ref FHF62



A quite extraordinary 7 bedroom contemporary villa in the heights of Cap Ferrat with stunning panoramic views. The 1.2 acres of private grounds are fully enclosed and secured with perimeter alarms and CCTV cameras. There is a private parking area for approximately 6 cars as well as a two car garage. The property has two entrances, one from the lower road where the garage is located or from the top road where there is the large parking space. The gardens are beautifully landscaped with colourful flower beds and mature trees and a pathway leading down from the top entrance brings you to the 12 x 5 metre heated swimming pool surrounded by marble terraces. The pool is unique, with jet stream, Jacuzzi function and a floor that can be raised to cover the water forming a large entertainment space and an ideal dance floor. The pool area is furnished with top quality sofas, sun beds and loungers, with huge parasols for shade, a barbeque and outside dining area and a full music system. From here the sea views are spectacular and steps bring you down to the main villa where at the entrance is a beautiful water feature with water fall and canal, both with fibre optic lighting creating a stunning effect at night. Being built on a hillside the owners have thoughtfully installed a funicular taking you from this level down to every level in the villa. There are two internal lifts and a staff lift making access to all areas simple and stress free.

At entrance level is a large elegant hallway and to the right of here is a superb double size living room with two separate seating areas, one making the most of the superb views and the second featuring a huge plasma screen television with home cinema feature and a wet bar. Leading of the sitting room is the guest cloakroom and a private study. To the left of the entrance is the formal dining room linked to a superb modern fully fitted kitchen equipped with every possible gadget, here your private chef prepares breakfast. Below this kitchen, linked by the staff elevator, is the professional kitchen where chef will prepare lunch and dinner. A great deal of thought has gone into the design of this fully staffed villa meaning guest have superb comfort and service but also privacy when required. On this level there are two bedroom suites, the master with king size bed, two dressing rooms and his and hers bathrooms, one featuring a hydrotherapy bath and both with huge rain head showers. This has its own large private terrace with sofas and sun beds. The second suite has a king size bed, walk in closet, en-suite bathroom with hydrotherapy bath and separate shower and this too has a large private terrace with sofas and sun beds. On either side of the villa there are outside dining tables and seating areas with giant parasols for shade. On the next level down is the spa with indoor heated plunge pool with jet stream, a gym, sauna and hamman with changing rooms and shower and a massage room with its own en-suite shower room. On this level there are three principal guest bedrooms, one has a king size bed, en-suite bathroom with tub and overhead shower and direct access to the terrace and the remaining two, a twin and a double, also have direct access to the terrace and en-suite shower rooms. All bedrooms throughout the villa have integrated audiovisual system and are furnished with superb quality fabrics and contemporary furniture, each with a unique colour scheme and theme. On the lower level there are two secondary guest rooms each with double beds and en-suite shower rooms. These are accessed either via the stairs or the funicular or by steps up from the lower entrance, and would be ideal for staff or teenagers.

This is a superb stylish contemporary property in an excellent location. There is a charming live in couple who manage the property and provide a full concierge service, you also have a private chef and butler allowing you to relax and savour a truly special holiday experience.



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|-------------------|--------------------|--------------------|----------------------------|-----------------|
| No. Of Bedrooms : | No. of Bathrooms : | Nearest Airport : | Nearest Town : | Nearest Beach : |
| 5+2 | 5+2 | Nice 20mins | Villefranche 10mins | 5 mins |

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