

# ROYAL-VILLAS-EUROPE

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



## France

### St Jean Cap Ferrat

Ref FHF75

- 3+2 BEDROOMS + 1 STAFF BEDROOM
- FULLY AIR CONDITIONED
- SUPERB SEA VIEWS
- 20METRE SWIMMING POOL
- JACUZZI & GYM
- CINEMA ROOM
- 20 MINUTES FROM NICE AIRPORT

No expense has been spared on this newly-built contemporary villa which sits in an exclusive position on a quiet and private road just above the Port of St Jean Cap Ferrat. With four bedrooms in the main building and an independent guest house with a further two bedrooms, this stunning property includes an impressive collection of modern art combined with elegant furnishings thus offering sheer luxury and comfort.

Built on four levels with a glass lift for all floors and garage parking for up to 4 cars. The main entrance is on the ground level and has a staff bedroom with en suite bathroom and sofa. From here the main staircase leads up to the first floor where there are two double bedrooms both with dressing room and en suite bathroom with bath tub and separate shower. Both bedrooms are equipped with safe, flat screen television, DVD player and I-POD. On this same floor is the cinema room with bar and a guest bathroom.

On the second floor, there is an open-plan fully equipped kitchen/breakfast room. The spacious and bright living room is furnished with a corner sofa and leather chairs with satellite television and a feature fireplace. On this floor is also a guest bathroom and small bar. Both the kitchen and living room have floor to ceiling windows which open onto a semi-circular shaded decked terrace with table for outside dining and a further decked terrace with water feature. This is an ideal place to relax or to enjoy an evening aperitif.

The entire 3<sup>rd</sup> floor is the Master suite which includes a spacious sitting room with fireplace and an office area equipped with fax, printer and wifi. The bedroom has a private decked terrace with sea views and en suite bathroom with free standing marble bath and separate shower.

A superb gym is on the 4<sup>th</sup> floor and includes bathroom with shower and hammam. Floor to ceiling windows open onto a decked terrace with Jacuzzi and with tables for outside dining together with sun loungers for sunbathing.

The landscaped gardens are beautifully maintained and are filled with Mediterranean trees and plants and two waterfalls. A lawned garden leads to the 20-metre lap swimming pool with decked, slightly raised covered terrace furnished with sofas.

The guest house is totally independent and very private. It has been furnished in a colonial style and has two, 4-poster double bedrooms both with en suite bathroom with shower and a kitchen area. There are two decked terraces. This is a fully staffed property and includes Chef, housekeeper and butler and 24-hour security.

