**Villa Cap Ferrat**

**A. GENERAL PROPERTY INFORMATION**

1. Title: Luxury Villa with Exceptional Sea Views and Private

Access to the Sea

2. Location: St Jean Cap Ferrat

3. Type: For Rental, For Sale (€50m)

4. Reference: CFV

**B. PROPERTY DETAILS**

5. This large rustic French property is located in the highly sought after area of Cap Ferrat. With its stunning views all around the Bay of Cap Ferrat and Villefranche this property is a piece of heaven. It has a lovely homely feel while still taking your breath away.

The gardens and terraces around it keep you feeling completely private and the direct walkway down to the sea feels like a secret garden. Once you reach the bottom, the famous Plage Passable is just a 2 minute walk away.

6. Description

This property is a 3 bedroom property with a separate apartment on the lower floor. There is also a studio connected to the main house which is perfect for staff. The lounge dining area is a large open plan room with fireplace, comfortable seating and a large dining table. It opens out to a terrace with dining area and unbelievable views out over the bay of Villefranche and Cap Ferrat. The property has direct sunshine from morning until late evening perfect for dining al fresco.

There are 3 bedrooms on the main floor, as well as bathrooms. They are very provencal and each has patio doors which open out to the terrace and its amazing views. The doors from the master bedroom and bathroom open out to the pool area also. The kitchen has just been renovated and has all mod cons but keeps in with the homely feel of the property.

The apartment is located just down the stairs and it is made up of a smaller kitchen, salon as well as bedroom with access to the lower terrace. The studio is also located off the lower terrace and is equipped perfectly for staff or guests.

The pool area has a large pool, outdoor shower, sun loungers, bar as well as a sauna. Just off the pool is the walkway through the gardens down directly to the passage along the sea which leads to the famous Plage Passable.

The views alone on this property make it one of the most astonishing on the Cap.

**(This should be a description of the property and where it is located, details of local attractions, restaurants, etc.)**

7. Facilities - Air-conditioning,

- central heating,

- 3 bedrooms (sleeps 10)

- 1 independent apartment within the villa 90m2

- 1 separate studio 18m2

- Beautiful gardens

- Pathway with direct access to sea

- Wifi

- Private garage as well as driveway

- Gated Pool

- Sauna

- Outdoor BBQ and bar

- Outdoor terrace

- South facing

**C. PROPERTY PRICING**

8. Rental Price. June 85 000 p/mth

July 108 000 p/mth

August – offer dependant

9. Sale Price Details: €50m

**D. GPS & MAPPING DETAILS**

10. Longitude: 43.69087

11. Latitude 7.32316