

530 000 €

Contact agency

Cot'Ouest Immobilier

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For sale apartment

1 room

Surface : 34 m²

Year of construction : 2000

Exposition : Sud

View : Jardin

Hot water : Individuelle

Inner condition : excellent

Standing : luxury

Building condition : Cleaning is

Features :

cellar, gated, double glazing, Proche école et commodités, lift, AIR CONDITIONING, electric shutters

1 terrace

1 shower

1 WC

1 garage

1 cellar

Document non contractuel

04/05/2025 - Prix T.T.C



### Apartment 4991 Saint-Jean-Cap-Ferrat

Saint Jean Cap Ferrat STUDIO / GARDEN LEVEL / TERRACE / ABSOLUTE CALM / SECURE LUXURY RESIDENCE NEW - EXCLUSIVE! The COT&#39;OUEST Immobilier Napoléon III agency offers you in a very high-end residence, this superb studio of approximately 34m² on the ground floor, completely renovated with excellent quality materials (marble, granite worktop, etc.). The apartment is composed as follows: entrance hall with cupboards, beautiful living room with fully equipped US kitchen, bathroom with Italian shower and WC. For your comfort, you will benefit from a terrace and garden of approximately 18m² in absolute calm, facing south and not overlooked. A cellar and a closed box in the basement complete this property. Double glazing, electric roller shutter, secure residence, individual heating and hot water. This property is an ideal investment or a superb pied-à-terre, in the heart of Saint Jean Cap Ferrat and a few minutes&#39; walk - through a gate from the residence - from the central square and the beaches... To visit without delay, a real favorite! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the COT&#39;OUEST Immobilier Napoléon III agency on 04.92.29.12.91

Fees and charges :

Annual current expenses 1.200 €

