



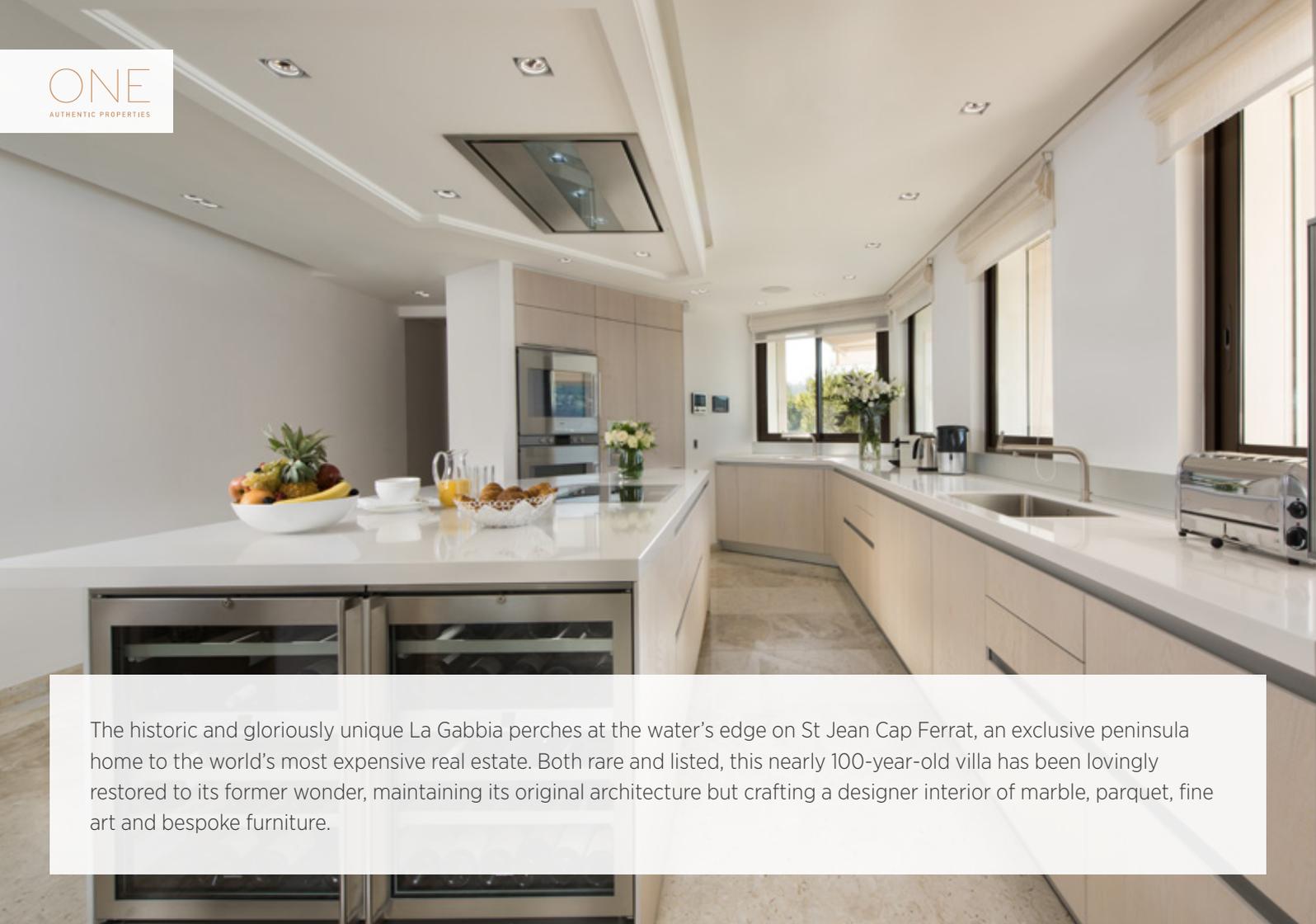
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VILLA LA GABBIA

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9 Avenue de Grasseuil, 06230 Saint Jean Cap Ferrat, France



The historic and gloriously unique La Gabbia perches at the water's edge on St Jean Cap Ferrat, an exclusive peninsula home to the world's most expensive real estate. Both rare and listed, this nearly 100-year-old villa has been lovingly restored to its former wonder, maintaining its original architecture but crafting a designer interior of marble, parquet, fine art and bespoke furniture.

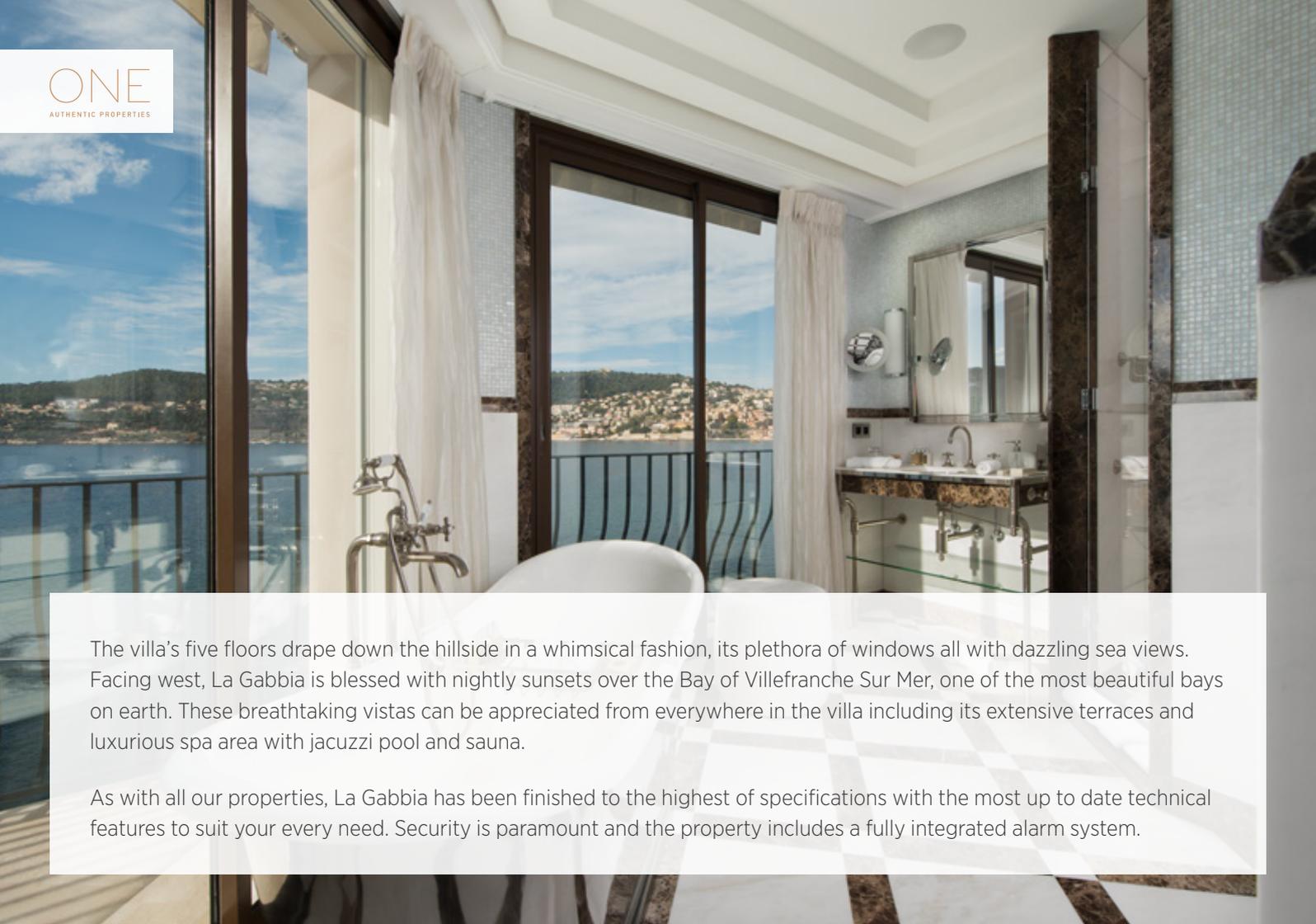
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The villa's five floors drape down the hillside in a whimsical fashion, its plethora of windows all with dazzling sea views. Facing west, La Gabbia is blessed with nightly sunsets over the Bay of Villefranche Sur Mer, one of the most beautiful bays on earth. These breathtaking vistas can be appreciated from everywhere in the villa including its extensive terraces and luxurious spa area with jacuzzi pool and sauna.

As with all our properties, La Gabbia has been finished to the highest of specifications with the most up to date technical features to suit your every need. Security is paramount and the property includes a fully integrated alarm system.



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VILLA LA GABBIA

- Situated on the water's edge of the Bay of Villefranche, St Jean Cap Ferrat
- Internal area : approximately 600m²
- Exterior terraces: approx 200m²
- Villa comprising five levels
- Six bedrooms, seven ensuite bathrooms
- Heated Jacuzzi pool / sauna
- Direct sea access
- Open off road secure parking for one vehicle
- Reversible air conditioning, satellite TV, internet, audio installation, security alarm and video surveillance



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VILLA LA GABBIA

Ground floor main entrance level

- Entrance porch
- Independent bedroom with bathroom
- Terrace
- Master suite with 2 bathrooms
- 2 staff bedrooms each with ensuite bathroom
- Direct access to secure parking
- Staircase to level -1
- Lift access to level -1

Floor 1 (stair and lift access)

- Salon
- Dining room
- Terrace
- Bulthaup designer kitchen
- Spa area with Jacuzzi pool / sauna / shower
- 2 guest toilets

Floor 2 (stair and lift access)

- Bedroom 5 with ensuite bathroom
- Extensive sun terrace
- Exterior summer kitchen

Floor 3 (stair and lift access)

- Bedroom 6 with bathroom

Floor 4 (stair and lift access)

- Laundry
- Access to the sea



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