



## VILLA VENUS

Rental

**30 000 € / month**  
(Service charges included)

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Cap-d'Ail</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>488,83 m<sup>2</sup></b>	<i>Land area</i> <b>1 500 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>3</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>3</b>
<i>Condition</i> <b>Luxurious services</b>	<i>View</i> <b>Sea view</b>
<i>Exposure</i> <b>South</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>LM-05-24</b>	

Beautiful contemporary villa of 480 m2 built in 2012 in Cap d'Ail, ideally located a few hundred meters from Monaco with 5 en-suite bedrooms on 1500 m2 of land. The property includes a heated swimming pool, a large garage for 6 cars, a large living room with open plan kitchen, a master bedroom with large bathroom, hammam and dressing room. There are also 4 bedrooms each with private bathrooms, and with large patio doors overlooking the sea. The house also has underfloor heating throughout, as well as central air conditioning, cable and satellite TV, WiFi throughout and an advanced entry prevention system (alarm system), making it the perfect property to live in all year round.

This magnificent Villa enjoys an exceptional sea view and is composed as follows:

**Floor:**



- 4 bedrooms
- 3 bathrooms

**Ground floor:**

- Living room
- Kitchen
- Dining room
- Room with bathroom WC
- HAMMAM changing rooms

**Basement:**

- Parking lot
- Technical room Swimming pool / Storage / Technical cupboard elevator WC
- Cellar / Wine Cellar
- Bedrooms + Bathrooms

Garden and pool maintenance included.



