



CAP D'AIL | CHARMING VILLA NEAR MONACO

For sale

1 790 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 5 rooms
<i>District</i> Cap-d'Ail	<i>City</i> Cap-d'Ail
<i>Country</i> France	<i>Living area</i> 140 m²
<i>Terrace area</i> 600 m²	<i>Land area</i> 960 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 2
<i>Parking</i> 1	<i>Condition</i> Very good condition
<i>View</i> Sea	<i>Exposure</i> South
<i>Ref.</i> VFO-0125-1C	

Located just a 5-minute walk from the famous Monaco Botanical Gardens, this exclusive villa embodies the elegance and charm of the French Riviera. Set on a plot of over 1,500 m², it offers breathtaking panoramic views of the Mediterranean Sea and Cap Ferrat.

Refined and Bright Living Spaces

In perfect condition, the villa spans two main levels, combining bright spaces with top-notch features:

- **Main Floor:**

A cozy living room with a fireplace opens onto a large covered terrace with spectacular sea views. A fully equipped independent kitchen leads to a shaded terrace, perfect for outdoor dining. This level



MonteCarlo-RealEstate.com

Page
1/5

Ref. : VFO-0125-1C

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

also includes a spacious bedroom, a bathroom, and a separate toilet.

- **Garden Level:**

With direct access to the pool, this level features two comfortable bedrooms, a bathroom, a separate toilet, and ample storage space.

Idyllic Outdoor Spaces

The beautifully landscaped garden surrounds the property, featuring several terraces and a stunning pool bordered by a natural stone deck.

Additional Features

An independent studio, a sauna, and a parking space enhance this high-quality property.

Perfectly Designed

This villa is ideal as a primary or secondary residence, offering a unique combination of comfort, privacy, and proximity to Monaco.

Included Features: fireplace, sliding windows, internet access, blinds, crawl space, electric shutters, intercom, electric gate, swimming pool, sauna, playground.

Note: Agency fees are included and are the responsibility of the seller.

For more information about risks associated with this property, please visit Géorisques.

Discover this exceptional villa, a true haven of peace overlooking the Mediterranean.









Diagnostic de Performances Énergétiques

logement très performant



kWh/m².an

kg CO₂/m².an

logement extrêmement consommateur d'énergie

