



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



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

