



Beachfront Villa in Cap d'Ail: A Gem Not to Be Missed

For sale

12 750 000 €

<i>Product type</i> House	<i>Num rooms</i> 6
<i>District</i> Cap-d'Ail	<i>City</i> Cap-d'Ail
<i>Country</i> France	<i>Living area</i> 360 m²
<i>Total area</i> 1 610 m²	<i>Bedrooms</i> +5
<i>Bathrooms</i> +5	<i>Parkings</i> 2
<i>Condition</i> To refresh	<i>View</i> Breathtaking panoramic sea views
<i>Exposure</i> SOUTH	<i>Ref.</i> SP-FD-85565729

Nestled in one of the most sought-after locations in Cap d'Ail, this sumptuous Belle Époque villa represents a rare opportunity to fully experience the Mediterranean.

Ideally located on the seafront, along the famous "Sentier des Douaniers," this unique property offers spectacular panoramic views of the sea.

With a large plot of 1,610 m², this charming residence invites timeless elegance while offering potential for modernization. The main villa of 250 m² is completed by a guest house of 110 m², ideal for hosting family and friends in complete privacy.



The beautifully landscaped garden, sparkling swimming pool, relaxing jacuzzi and fully equipped summer kitchen create a true haven for convivial moments in front of breathtaking panoramas.

The villa comprises 12 rooms in total, with spacious and bright spaces: a large majestic entrance, an elegant living room, a functional kitchen, 10 bedrooms and 8 bathrooms. The estate also has parking for 3 vehicles.

This exceptional property combines historic charm and investment potential thanks to its building capacity, all at an attractive price.

A dream place for lovers of heritage and luxury, offering a unique living experience on the French Riviera.















