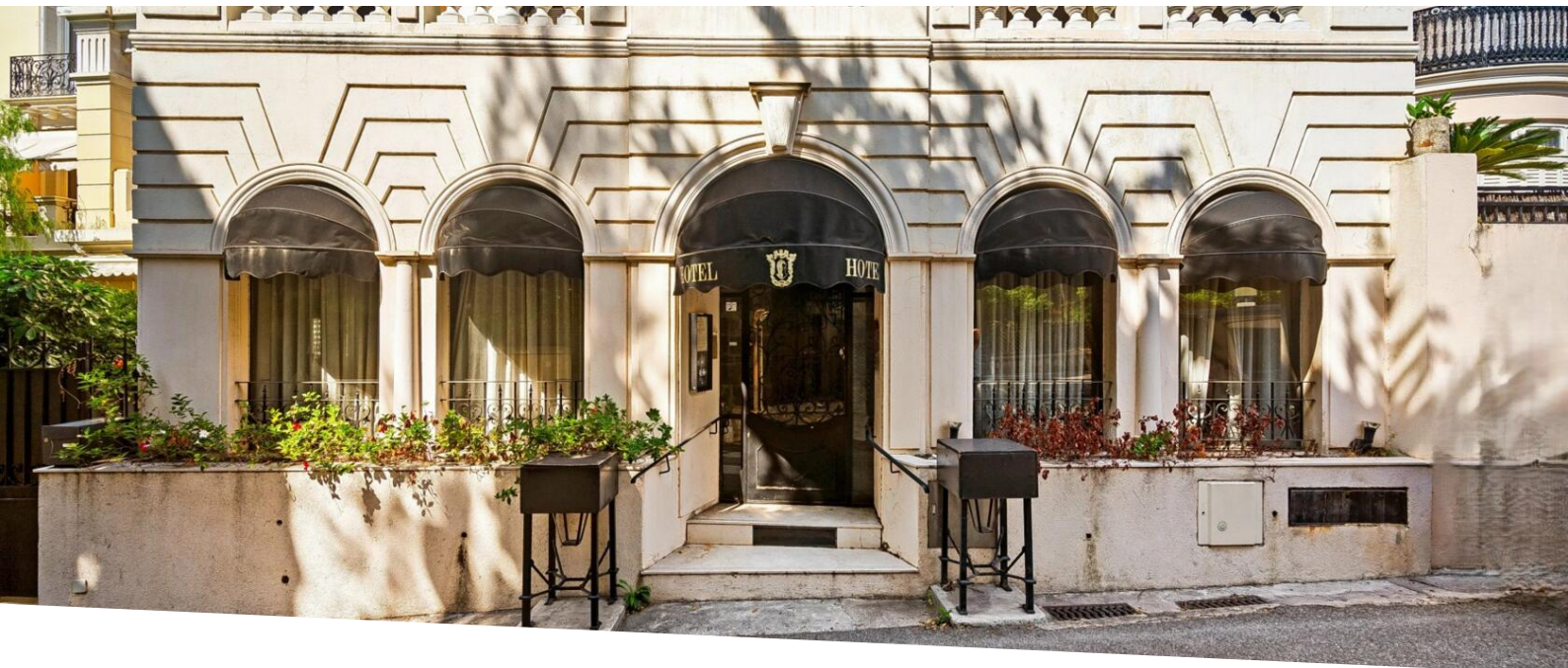




Belle-Époque Masterpiece in Cap-d'Ail - Hotel with 14 Bedrooms,

For sale

5 500 000 €

Product type House	Num rooms +5 rooms	City Cap d'ail	Country France
Living area 480 m²	Bedrooms 14	Bathrooms 13	Ref. 86179950

In the heart of Cap-d'Ail's prestigious villa district, just minutes from Monaco, lies a true architectural gem of the Belle Époque – a 480 m² residence-hotel that combines timeless elegance with exceptional investment potential.

This remarkable property impresses with its style, space, and breathtaking views. With its sun-drenched terraces, prime location, and refined architecture, it offers the perfect setting to create a boutique hotel, an exclusive restaurant with guest suites, a charming guesthouse, or a world-class private residence.

Key Features :

- 480 m² of uniquely characterful living space
- 14 bedrooms, including 13 with private bathrooms and one luxurious suite apartment
- Elegant reception rooms and dining areas designed for entertaining
- Facilities: bar, breakfast area, staff quarters, laundry, and technical rooms
- Outdoor spaces: expansive south-facing terrace and garden with seating for 50 guests
- Views: Mediterranean Sea and surrounding greenery

This Belle Époque residence offers exceptional potential as :

- a boutique hotel,



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Ref. : 86179950

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- a fine-dining restaurant with apartments,
- a luxury guesthouse,
- a private villa of outstanding character.

Location :

- Cap-d'Ail is one of the most sought-after enclaves of the French Riviera – private, prestigious, and perfectly connected:
- A few minutes from Monaco,
- 30 minutes from Nice Airport,
- 3 minutes' walk to the beach,
- 10 minutes to the marina,
- 1 minute to the town center.

Properties like this are an exceptionally rare find – a true Belle Époque masterpiece in the heart of the French Riviera's villa district. A residence full of elegance and character, awaiting its new, discerning owner.



