

## Cap d'Ail – Prestigious Neo-Provençal Villa with Panoramic Sea View

For sale

6 450 000 €

<i>Product type</i> <b>Villa</b>	<i>District</i> <b>Cap-d'Ail</b>	<i>City</i> <b>Cap-d'Ail</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>258,29 m<sup>2</sup></b>	<i>Terrace area</i> <b>150 m<sup>2</sup></b>	<i>Land area</i> <b>1 400 m<sup>2</sup></b>	<i>Total area</i> <b>368,27 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>	<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Vue mer</b>
<i>Ref.</i> <b>V0126-3</b>			

Just two kilometres from Monte-Carlo, in one of the most sought-after areas of the Riviera, this elegant independent neo-Provençal villa enjoys a south-facing exposure and breathtaking panoramic sea views extending to Cap Ferrat, visible from every room.

Fully renovated using top-quality materials, the property offers approximately **260 sqm of living space**, with **potential for extension**, and a harmonious layout separating reception areas from the sleeping quarters.

The bright living spaces include several lounges with fireplaces, a library, an office, a fully equipped kitchen with dining area, and refined finishes such as marble, Versailles parquet flooring and bespoke joinery. The night area features **five bedrooms, three bathrooms**, dressing rooms and custom storage, complemented by **independent staff accommodation**.



Outdoor living is exceptional, with over **300 sqm of terraces and covered loggia**, seamlessly extending the interior spaces towards the sea.

A fully independent **100 sqm guest annex** includes a private guest suite, a fully equipped summer kitchen with barbecue and a garden utility area.

The property boasts a **heated infinity swimming pool**, salt-treated, with balneotherapy and counter-current swimming, surrounded by a large panoramic terrace.

The flat **1,400 sqm landscaped garden**, featuring century-old trees, English lawn, integrated lighting and automatic irrigation, offers a rare sense of tranquillity.

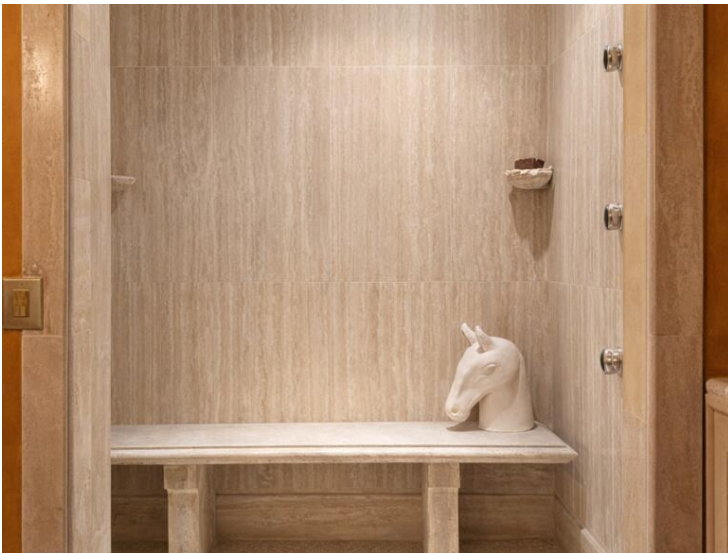
Secure access via automated gate, pedestrian access to the centre of Cap d'Ail and **ample parking** with three covered spaces and additional outdoor parking.

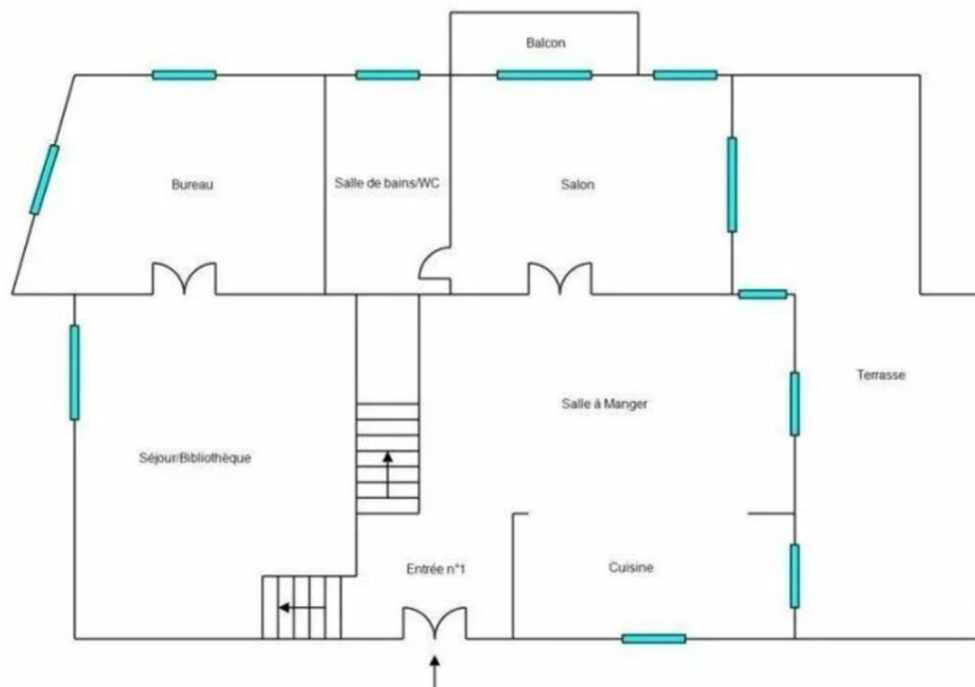
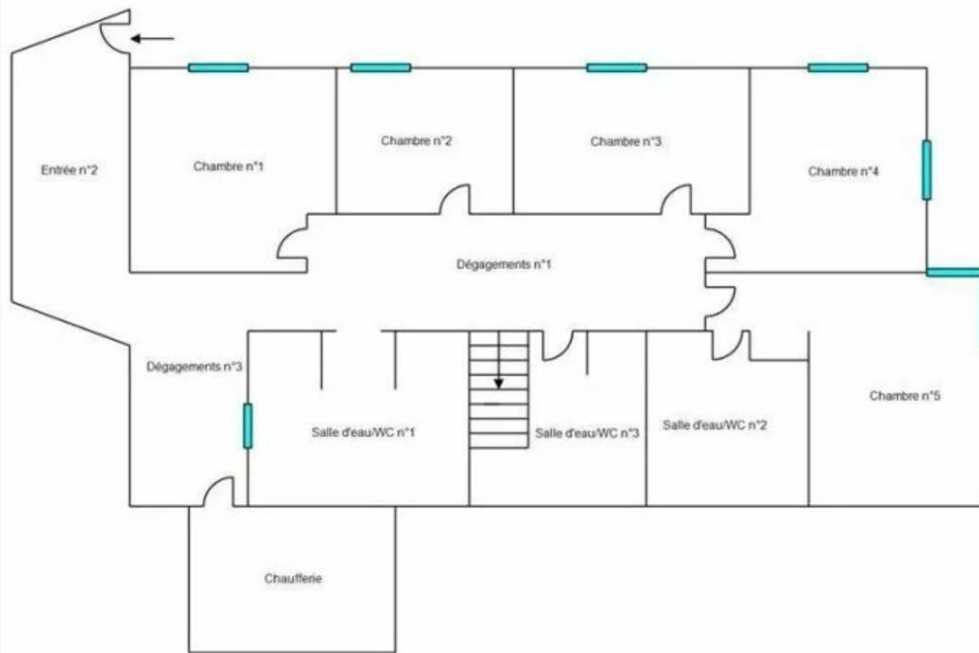
**A rare opportunity**, combining location, views, refined architecture and immediate proximity to Monaco.











## Diagnostic de Performances Énergétiques

logement très performant



156

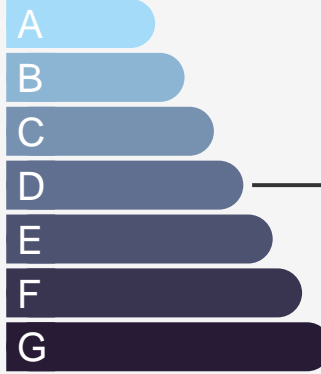
kWh/m<sup>2</sup>.an

34

kg CO<sub>2</sub>/m<sup>2</sup>.an

logement extrêmement consommateur d'énergie

logement très performant



34

kg CO<sub>2</sub>/m<sup>2</sup>.an

logement extrêmement consommateur d'énergie

