



## CAP D'AIL - 3-BEDROOM FLAT & SEA VIEW - SOUTH FACING

For sale

650 000 €

|   |   |  |  |
|---|---|--|--|
| <i>Product type</i><br><b>Apartment</b> | <i>Num rooms</i><br><b>4 rooms</b>            | <i>District</i><br><b>Cap-d'Ail</b>            | <i>City</i><br><b>Cap-d'Ail</b>          |
| <i>Country</i><br><b>France</b>         | <i>Living area</i><br><b>75 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>3</b>                    | <i>Bathrooms</i><br><b>2</b>             |
| <i>Cellar</i><br><b>1</b>               | <i>Floor</i><br><b>1</b>                      | <i>Condition</i><br><b>Very good condition</b> | <i>View</i><br><b>Panoramic sea view</b> |
| <i>Exposure</i><br><b>South</b>         | <i>Ref.</i><br><b>VF1597</b>                  |  |  |

In close proximity to the Principality of Monaco and the Fontvieille district, discover this beautiful three-bedroom apartment located on the first and top floor of a small condominium in Cap-d'Ail.

With a surface area of approximately 75 sqm, it comprises an entrance hall, a bright living room, a kitchen, three bedrooms and two shower rooms with WCs.

A balcony completes the property.

A cellar is also included in the sale.

This property enjoys a privileged location on the doorstep of Monaco, close to amenities, transport links and the seafront, ideal for a main residence, a pied-à-terre or an investment.



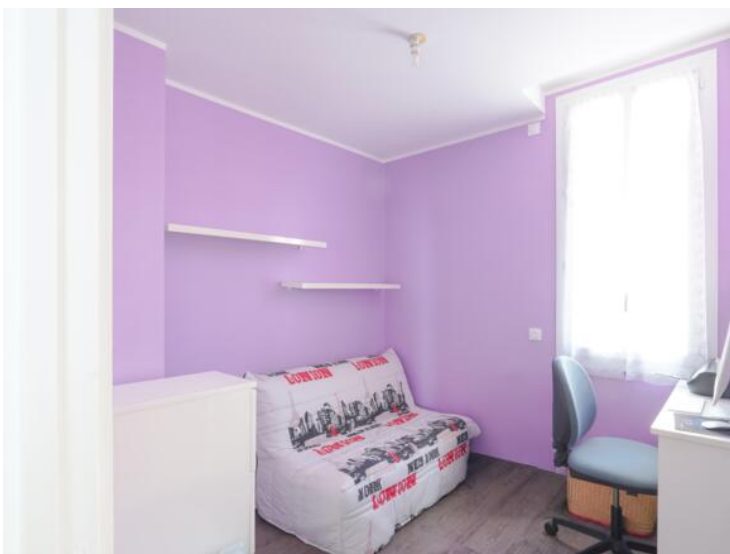
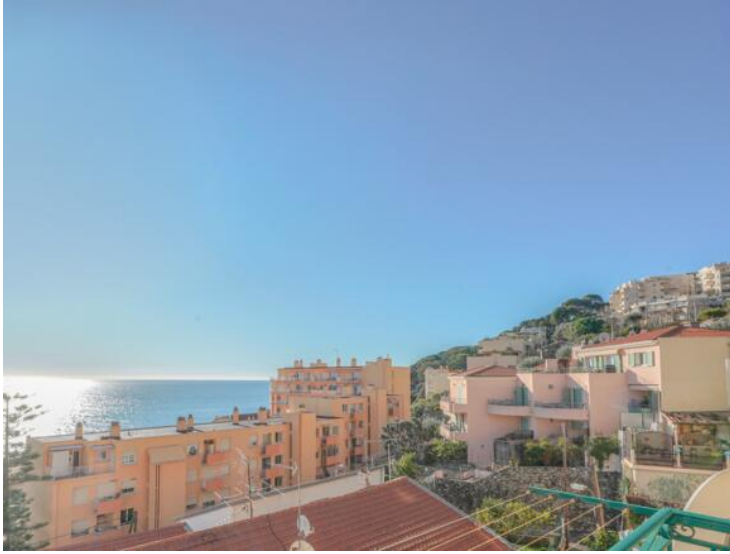
The fees are payable by the seller unless otherwise stipulated in the mandate.

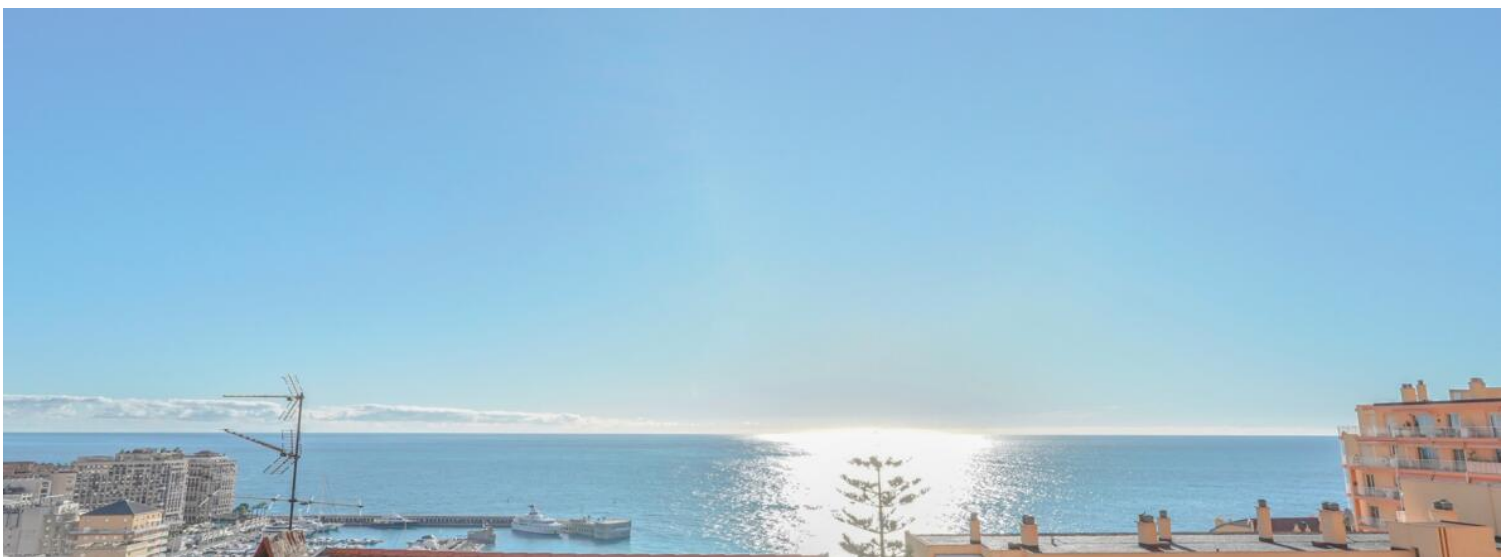
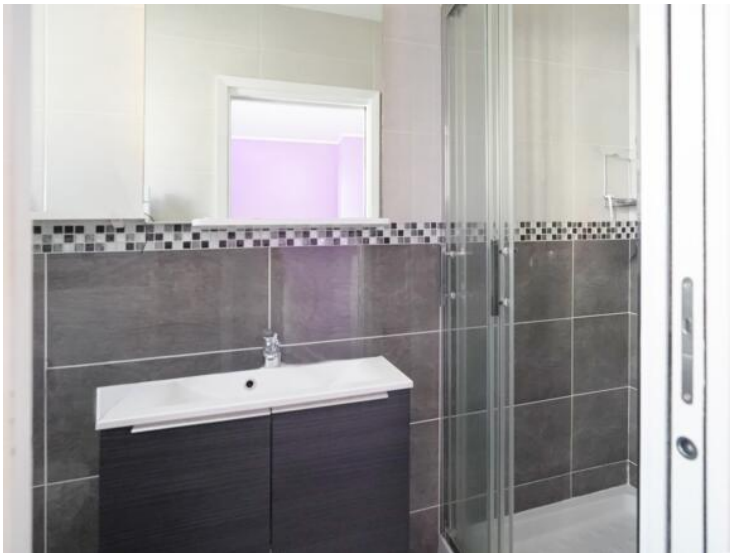
Estimated annual energy costs for standard use: between €1,390 and €1,940. Average energy prices indexed in 2023.

The property is subject to co-ownership rules.

The property is subject to a natural risk and pollution assessment, which can be viewed on the G eorisques website: <https://georisques.gouv.fr/>







### Diagnostic de Performances Énergétiques

