



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

For sale

700 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</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>75 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>1</b>	<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Panoramic sea view</b>
<i>Exposure</i> <b>South</b>	<i>Ref.</i> <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.



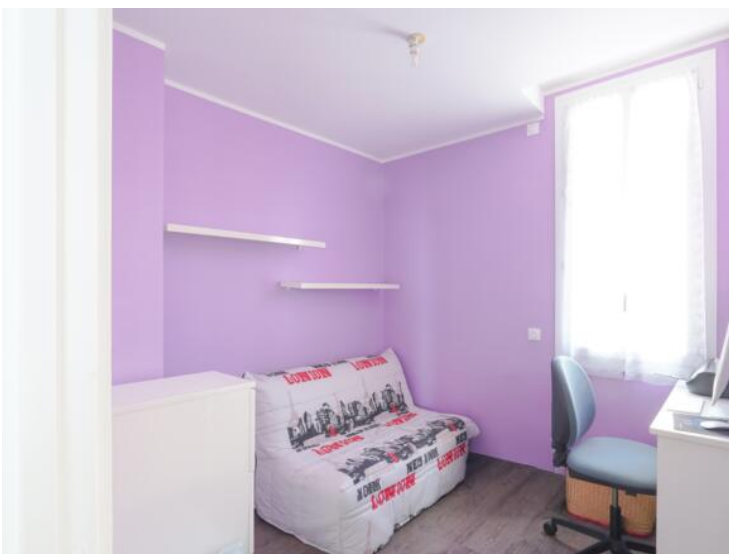
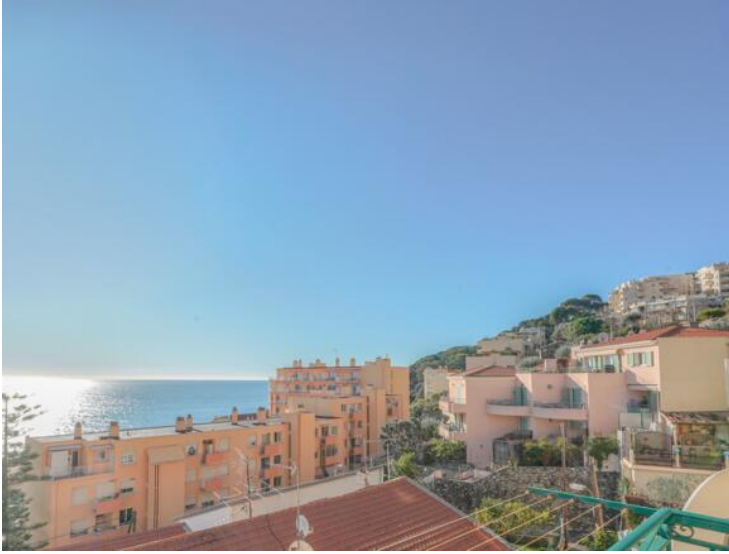
The fees are payable by the seller unless otherwise stipulated in the mandate.

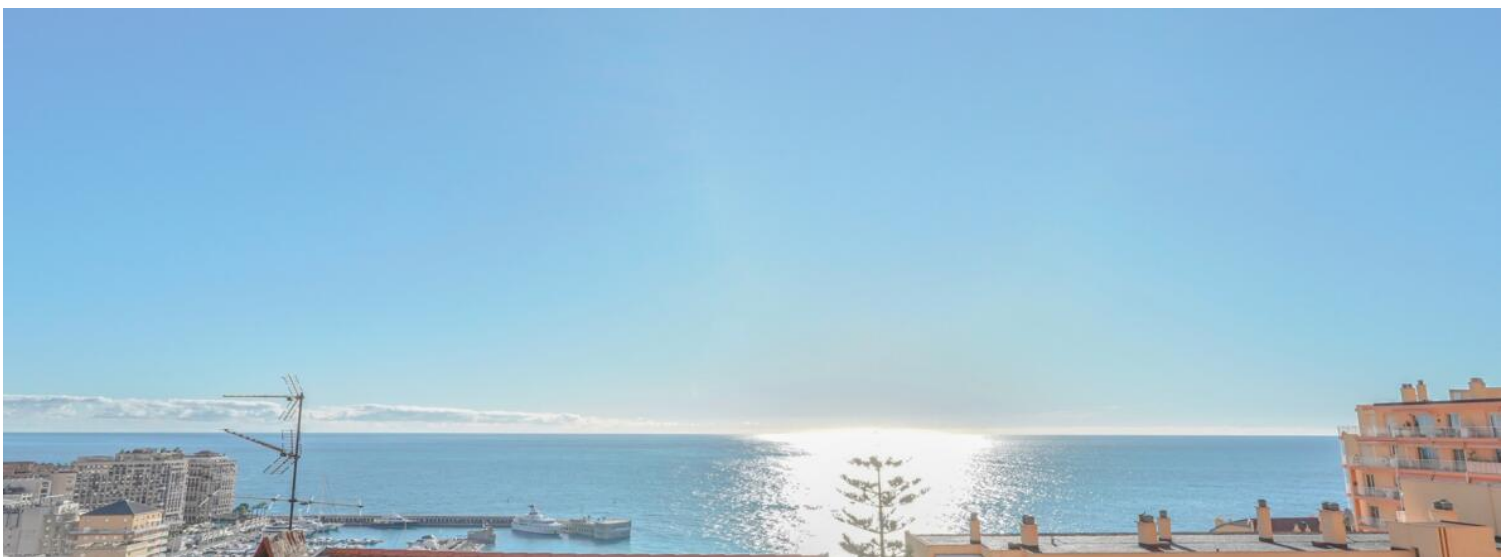
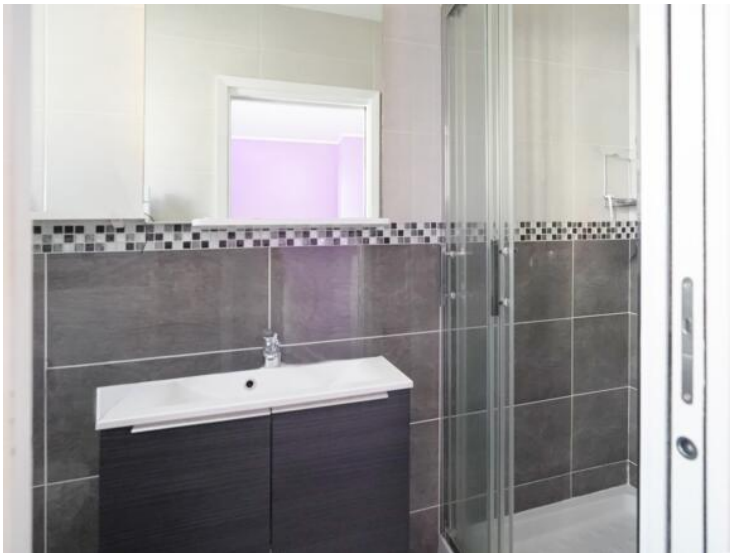
Estimated annual energy costs for standard use: between €1,390 and €1,940. Average energy prices indexed in 2023.

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

