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Belle Epoque jewel facing the sea

For sale

24 000 000 €

Product type **Villa**	*Num rooms* **18**
City **Cap-d'Ail**	*Country* **France**
Living area **550 m²**	*Land area* **1 200 m²**
Bedrooms **7**	*Bathrooms* **7**
Parkings **2**	*Cellar* **1**
View **Vue mer**	*Ref.* **BSM240178**

Villa Marizzina overlooking the sea

Villa Marizzina, a jewel of the Belle-Époque period, stands proudly overlooking the Mediterranean in Cap d'Ail, a popular location for its proximity to Nice, Monaco and Italy.

This property, which has been home to eminent owners throughout its history, is currently being offered for sale. Originally designed by the Comtesse de Morla and built in 1901, it was later acquired by Grand Duke Andrei Vladimirovich and his companion, the Polish ballerina Mathilde Kshesinskaia, who named it Villa Alam.

After a complete restoration in 1929, the villa was sold to Princess Odescalchi, a member of a prestigious Italian aristocratic family. Following her death in the 1980s, the property passed into the hands of one of her servants, who subsequently lived there.

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Acquired by its current owner in 2010, this listed villa has been meticulously restored to preserve its historic character, including its bow windows, belvedere, marquise, mouldings and oriel windows.

Set in 1,200 sq m of grounds with breathtaking sea views, this residence of more than 550 sq m spread over four levels, comprises a magnificent reception area with three lounges, two kitchens, a study, a video room, a primary suite and six en suite bedrooms with dressing rooms and shower or bathroom.

The luxurious materials used in this property and the exceptional services it offers, such as the marble stucco finishes on the walls, the marble flooring, the sound system integrated into the walls, the double underfloor heating system and reversible air conditioning, as well as the security system with alarms and video surveillance, make it a top-of-the-range residence.

The property benefits from a beautifully landscaped garden and swimming pool.

The villa also has a garage for up to four cars and parking for two vehicles.





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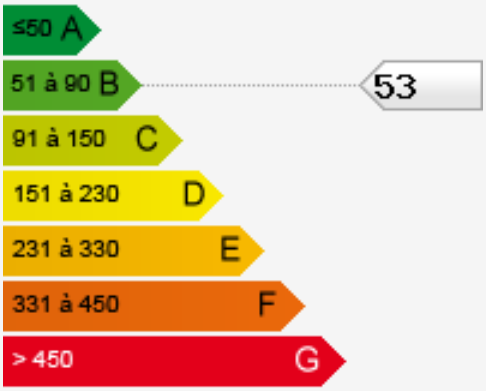
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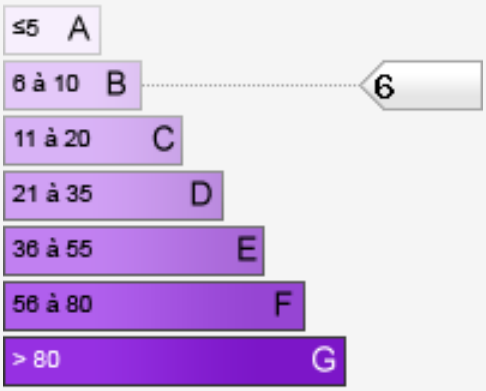




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