



## Beautiful apartment in Cap d'Ail—an excellent rental investment

For sale

995 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 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>80 m<sup>2</sup></b>
<i>Terrace area</i> <b>170 m<sup>2</sup></b>	<i>Land area</i> <b>500 m<sup>2</sup></b>
<i>Total area</i> <b>670 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Ref.</i> <b>Appartement à 5 min de Monaco</b>

Magnificent sea-view apartment located just a two-minute walk from Monaco.

Featuring a private garden-level entrance, this property offers the comfort and privacy of a small villa. It consists of a spacious and bright living room, a large sea-view kitchen, and two beautiful bedrooms.

Outside, you will enjoy a 500 sqm plot of land including a 25 sqm outbuilding to renovate, offering great development potential.

Ideally located close to the beaches, the city center, shops, and supermarkets, the apartment also includes parking.

This property represents an excellent rental investment opportunity in a highly sought-after area.



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### Consommations énergétiques

