



CAP D'AIL - VILLA - SEA VIEW

For sale

4 450 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 9
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 302 m²	<i>Terrace area</i> 408 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 3
<i>Cellars</i> 2	<i>Box</i> 1
<i>Condition</i> Good condition	<i>View</i> SEA
<i>Exposure</i> SOUTH	<i>Release date</i> Available
<i>Ref.</i> VF1618	

Located in a sought-after residential area of Cap d'Ail, quiet and close to Monaco, this south-facing villa enjoys a panoramic sea view as far as Saint-Jean-Cap-Ferrat. Spread over several levels with elevator, it offers beautiful volumes, several bedrooms, a strong development potential and a double garage.

Located in one of Cap-d'Ail's most sought-after residential neighborhoods, in a peaceful setting close to Marquet Beach and the Sentier des Douaniers, this elegant south-facing property boasts breathtaking ocean views stretching all the way to the Saint-Jean-Cap-Ferrat peninsula.

Built on several levels and accessible via an elevator from the garage, the house offers generous spaces, remarkable natural light, and significant potential for renovation, all within a privileged setting.



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On the garden level: 4 offices, 2 storage rooms, and 1 guest restroom, plus an 18 sqm wine cellar
This level can be converted into a one-bedroom apartment, ideal for a separate living space or a professional activity.

On the ground floor: an elegant entryway, a guest restroom, a bright living room, a library, and a dining room, a fully equipped kitchen, and a superb 34 sqm terrace facing the sea, perfect for entertaining and relaxing.

On the first floor: 3 bedrooms, 2 bathrooms, and 1 half-bath

On the second floor: 1 bedroom with a shower room (18 sqm), a 53 sqm attic with the possibility of adding a second story, offering rare potential in this sought-after area.

A 37 sqm double garage with an elevator connecting the garage to the garden level and ground floor of the house.

A rare opportunity to acquire a villa combining prestige, exceptional views, and a sought-after location, just outside Monaco.

The buyer is responsible for the fees.

The property inspections are currently being conducted.

The property is not subject to condominium regulations.

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







