



Brand new contemporary property ideally located for the Passable beach and the village

Seasonnal rental

175 000 € / month

<i>Product type</i> Villa	<i>Num rooms</i> 7
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 300 m²	<i>Land area</i> 2 120 m²
<i>Bedrooms</i> 5	<i>Bathrooms</i> 5
<i>Parkings</i> 3	<i>View</i> Vue mer,Vue dégagée
<i>Ref.</i> SJC260058	

Ideally located for the Passable beach and the village

New contemporary property ideally located within walking distance of the village and beaches, set in a quiet and green environment.

Built on a flat plot of approximately 2,120 sqm, the villa offers around 300 sqm of living space and can accommodate up to 10 guests.

Upon entering, you are welcomed into bright and open living areas, with large sliding windows creating a seamless connection to the outdoors.

The main level features a TV lounge with a fireplace and a cozy library corner, a dining area, and a fully



equipped kitchen with a separate back kitchen/pantry.

All living spaces open naturally onto a pleasant terrace. A guest WC completes this level.

Upstairs, the master suite offers a private and comfortable space, with a dressing room, a full bathroom, and access to its own terrace.

The lower level hosts three additional double bedrooms, each with its own shower room or bathroom, as well as a laundry room and a fully equipped gym.

An independent apartment, including a bedroom, a shower room, and a diner area, provides ideal accommodation for guests or staff.

Outside, the flat garden is designed for easy outdoor living, with a heated swimming pool, a summer kitchen, a dining area, a barbecue, a plancha, and a pétanque court.

The property also offers parking for up to three vehicles and is equipped with modern features such as air conditioning, high-speed fiber internet, a home automation system, an alarm, an automatic gate, as well as a bio-ethanol fireplace and a projector in the living room.

An ideal home to enjoy the French Riviera, just a short walk from the beaches and the village, in a peaceful setting.



