

CAP D'AIL - VILLA - PANORAMIC SEA VIEW

For sale

3 350 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 7
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 267 m²	<i>Terrace area</i> 115 m²
<i>Land area</i> 581 m²	<i>Bedrooms</i> 6
<i>Bathrooms</i> 6	<i>Box</i> 1
<i>Annual costs</i> 5 040 €	<i>Condition</i> Very good condition
<i>View</i> Panoramic sea views	<i>Exposure</i> East
<i>Release date</i> Available	<i>Ref.</i> VF1631

In Cap d'Ail, in a prime location just steps from the Principality of Monaco, a magnificent three-story home with a pool, offering spacious rooms and an exceptional living environment with panoramic sea views.

On the garden level, the property features a triple reception room with living and dining areas, a fireplace and an entrance hall of approximately 78 sqm, opening onto a beautiful terrace. It also includes a brand-new fully fitted kitchen, a guest WC, and a bedroom with an en-suite shower room and WC.

Upstairs, a hallway leads to two bedrooms, a shower room with WC, and a master bedroom with an en-suite bathroom and an additional shower room with WC. All bedrooms enjoy direct access to a magnificent terrace



offering panoramic sea views.

On the ground floor, there is a 28 sqm boiler room, also serving as a storage area and directly accessible from the house, as well as two independent studios measuring 26 sqm and 38 sqm respectively, the larger one opening onto a lovely terrace.

Built on a 581 sqm plot, the property also benefits from a detached garage accommodating two vehicles. Above the garage is an additional storage space of approximately 19 sqm, which could be converted into a studio apartment.

A rare property in Cap-d'Ail combining charm, comfort and an exceptional location.

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

Estimated annual energy costs for standard use: between €3,670 and €5,040.

Average energy prices indexed to 2023.

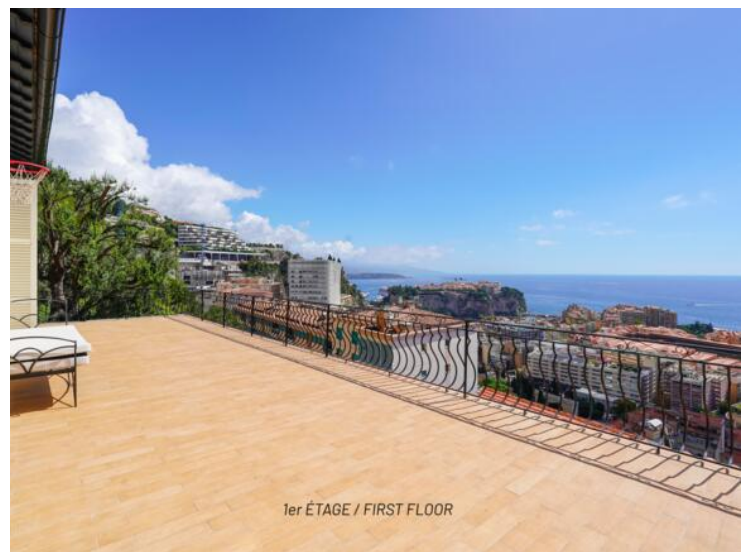
The property is not subject to co-ownership regulations.

Information regarding natural risks and pollution is available on the Géorisques website:
<https://georisques.gouv.fr/>









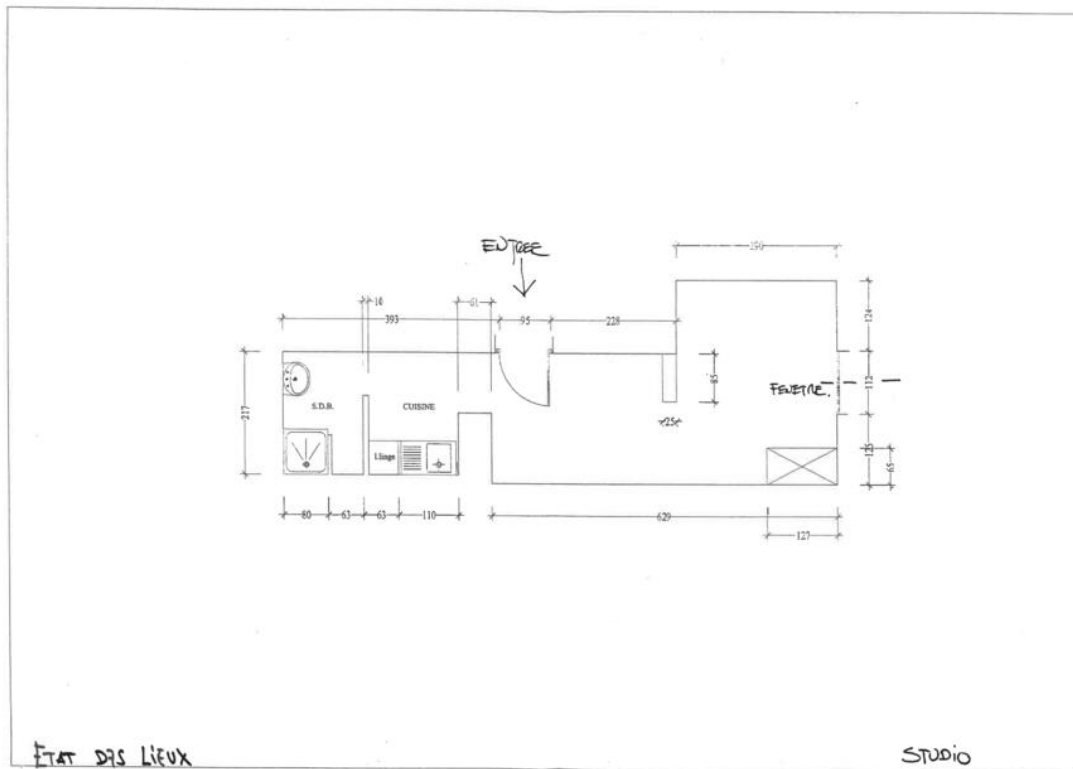
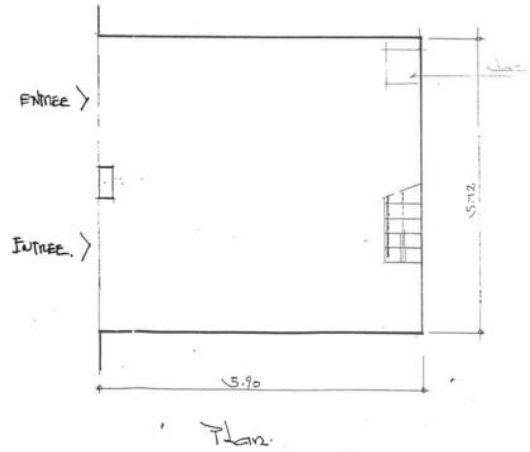
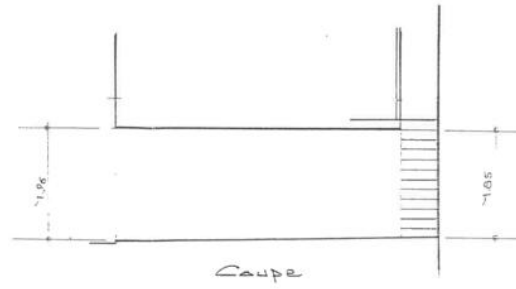


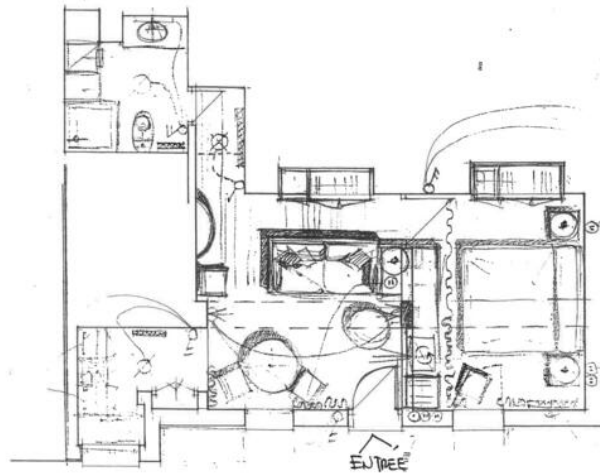


- Villa Kelly -

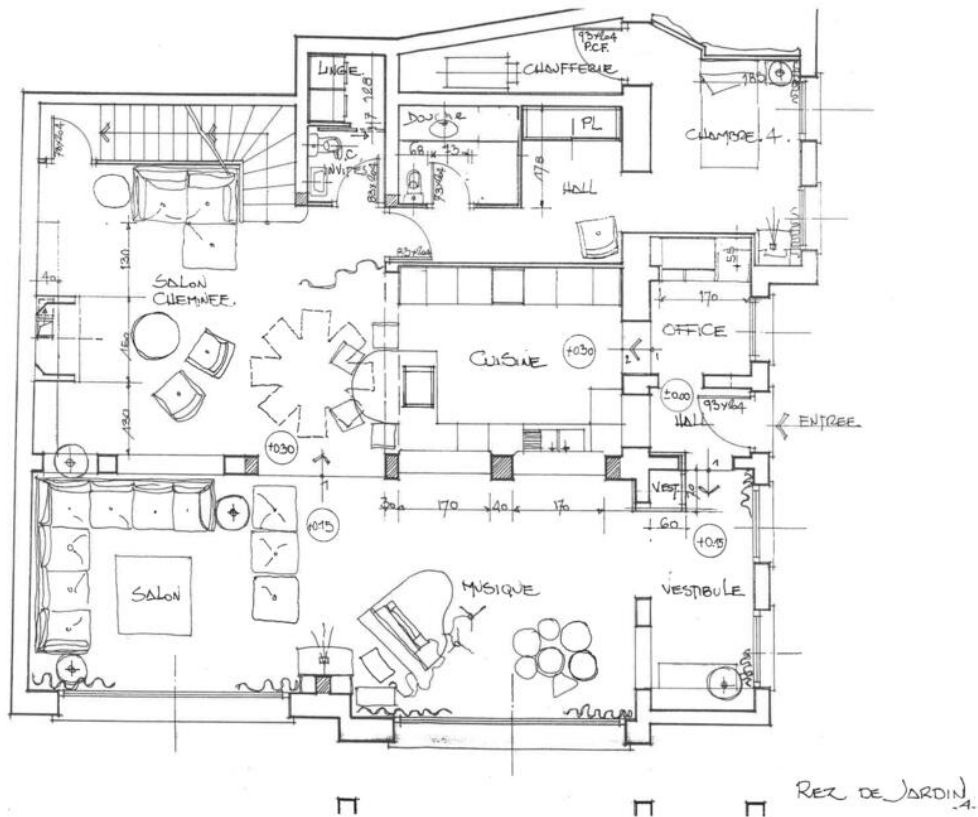
- Garage -
Etat des lieux

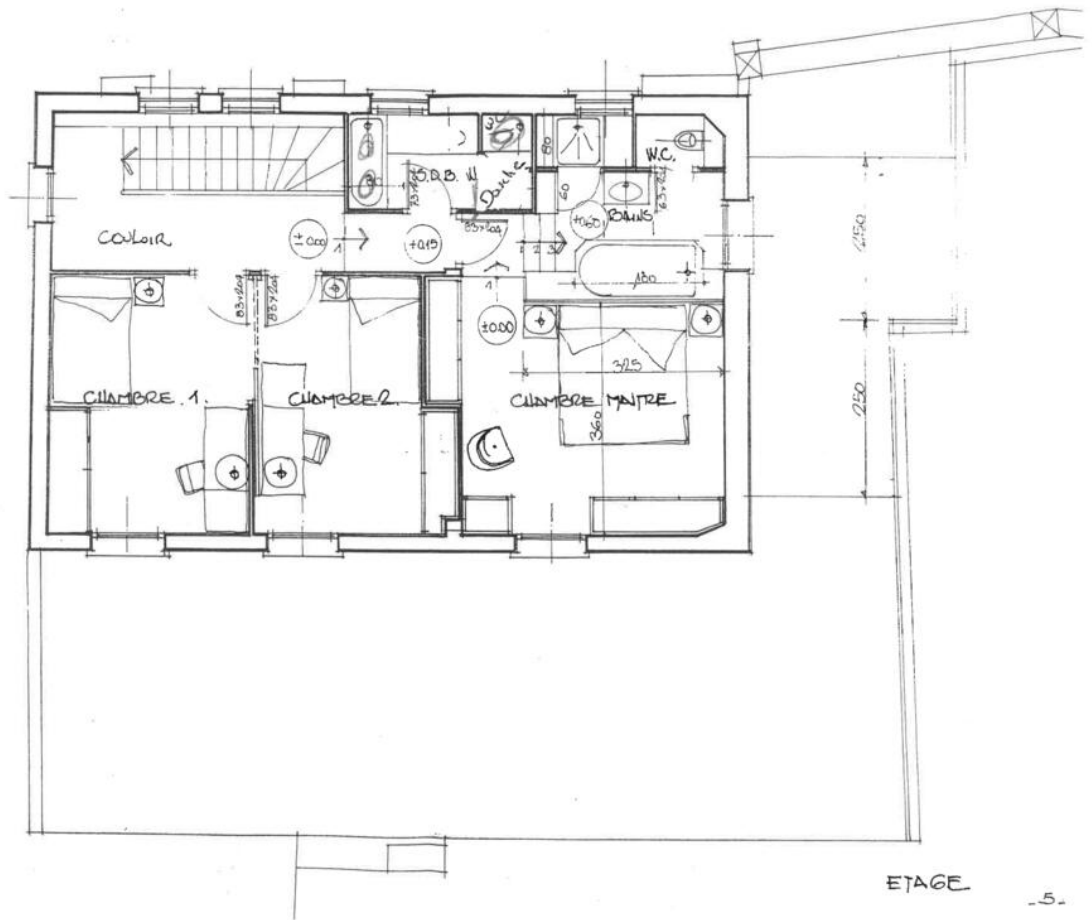
Ech: 2cm P.M



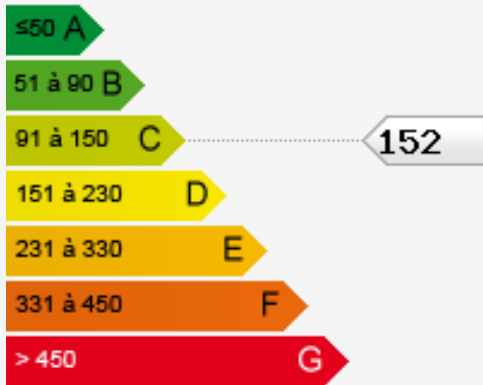


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Consommations énergétiques



Émissions de gaz à effet de serre

