



## CAP D'AIL - TOWNHOUSE - CITY CENTRE

For sale

1 850 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</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>150 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>3</b>
<i>Parking</i> <b>1</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Unobstructed sea and city view</b> Ref. <b>VF1552</b>	<i>Release date</i> <b>Now</b>

In Cap d'Ail, just minutes from Monaco and the beaches, this property offers rare potential in a peaceful and sought-after setting.

Perfectly located in a quiet residential area of Cap d'Ail, within walking distance of the town centre, the beaches and less than five minutes by car from Monaco, this detached house of approximately 151 sqm is arranged over two levels. The ground floor features an entrance hall, a living room, a kitchen, three bedrooms, a utility room, a storage area and two bathrooms. The upper floor includes a separate entrance, two living rooms, two bedrooms, a kitchen, a shower room and a separate WC. Set on a 1,380 sqm plot with outdoor parking, the property offers **exceptional potential for expansion up to 800 sqm of living space**. Each level is currently rented independently. A rare investment opportunity in one of the most desirable areas of the French Riviera.



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

Diagnostic reports are currently being prepared.

The property is not subject to co-ownership regulations.

This property is subject to the Natural and Technological Risk Report, available at: <https://georisques.gouv.fr/>



