



CAP D'AIL - 2-BEDROOM APARTMENT - MONACO BORDER

For sale 288 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 23 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Annual costs</i> 840 €
<i>Condition</i> Very good condition	<i>Release date</i> Available
<i>Ref.</i> VF1632	

Located in Cap-d'Ail, just a one-minute walk from Monaco, this renovated 2-room apartment—sold fully furnished—enjoys a prime location near the beaches, shops, and the Princess Grace Hospital. Currently leased through October 2026, it presents an excellent rental investment opportunity. Parking available.

Located in Cap-d'Ail, within a small condominium with low service charges in a highly sought-after neighborhood, just moments from the Princess Grace Hospital Centre, beaches, shops, public transport and the Principality of Monaco, discover this charming one-bedroom apartment, ideal as a rental investment or primary residence.

Offering a total surface area of 27 sqm, including 23.28 sqm under the Carrez Law, this garden-level apartment comprises a living room with kitchen, a bedroom, and a shower room with WC.

The property is sold fully furnished and equipped and benefits from a recent renovation with quality finishes, including air conditioning, an Italian kitchen and natural stone décor.



A mini wine cellar is integrated into the kitchen.

Located just a one-minute walk from Monaco, the property is also only a 15-minute walk from the International University.

Parking available.

The property is currently rented under a furnished lease until October 2026 for a monthly rent of €1,650.

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

Estimated annual energy costs for standard use: between €601 and €813. Average energy prices indexed to 2023.

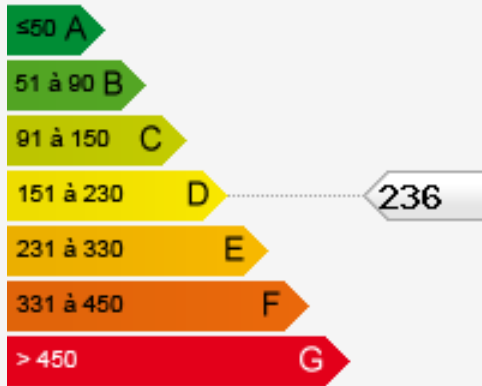
Property subject to co-ownership regulations, comprising 26 lots in total, including 17 residential units.

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





Consommations énergétiques



Émissions de gaz à effet de serre

