



## Cap d'ail - Rooftop villa of 100 sqm - terrace 150 sqm offering sea view

For sale

1 580 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</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>100 m<sup>2</sup></b>
<i>Terrace area</i> <b>150 m<sup>2</sup></b>	<i>Total area</i> <b>250 m<sup>2</sup></b>
<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>
<i>Parkings</i> <b>3</b>	<i>Box</i> <b>2</b>
<i>Floor</i> <b>3</b>	<i>Annual costs</i> <b>100 €</b>
<i>Condition</i> <b>Luxurious services</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>G2FR101</b>	

Unique property with sea view, private entrance  
Near Monaco  
Closed double box

Magnificent rooftop apartment **renovated with 3** rooms (convertible into 4 rooms) at the gates of Monaco.



Beautiful volumes of 100 m<sup>2</sup>, and the terrace of 50m<sup>2</sup> + a (Solarium) roof terrace of 120m<sup>2</sup> with panoramic views.

It consists of a large living room and open kitchen with sea view.

The 2 bedrooms with their walk-in shower room and built-in wardrobes.  
New American kitchen with its sea view.  
Double independent box closed.

Possibility to acquire a studio in addition to 22m<sup>2</sup> with terrace, patio, cellar and parking Price 308.000€

Price : 1.590.000€ (Fee payable by the seller)





### Diagnostic de Performances Énergétiques

