



For sale

3 600 000 €

Product type

House

Num rooms

4 rooms

City

Cap-d'Ail

Country

France

Living area

227 m²

Land area

371 m²

Bedrooms

3

Bathrooms

3

Box

2

Floor

Etat Int. : Rénové

Ref.

519V900475M

Ideally located in the city center of Cap d'Ail enjoying a lovely sea view, close to amenities, Monaco, the beaches and the train station, magnificent town house with swimming pool, carefully renovated with refinement.

Built on 4 levels, the villa welcomes you with an entrance on the ground floor and its double tiled garage, equipped with storage space, through which you access the villa by an elevator.

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On the first level, the villa has a swimming pool bordered by large terraces to enjoy moments of relaxation and share friendly moments.

On the second level, the villa opens onto a vestibule distributing on one hand, the master bedroom benefiting from a small living room, offering generous volumes, its en-suite bathroom with a shower and a bath, a separate toilet, a large dressing room, and on the other hand, a second bedroom with its en-suite bathroom with toilet. Each bedroom open onto large terraces.

On the third level, a majestic elegant living room, with its fitted American kitchen opens onto a large terrace



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from where you enjoy a beautiful view of the sea and on the Saint Jean Cap Ferrat peninsula. Large openings give this living space plenty of light allowing you to take full advantage of its South-West orientation.

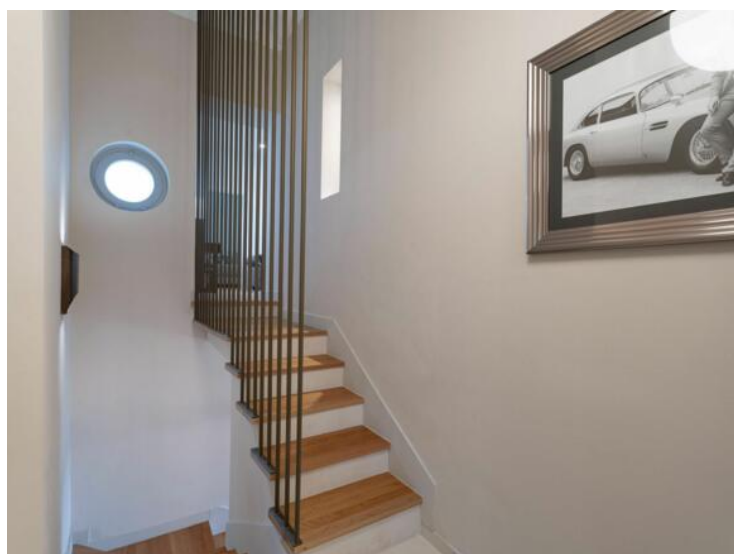
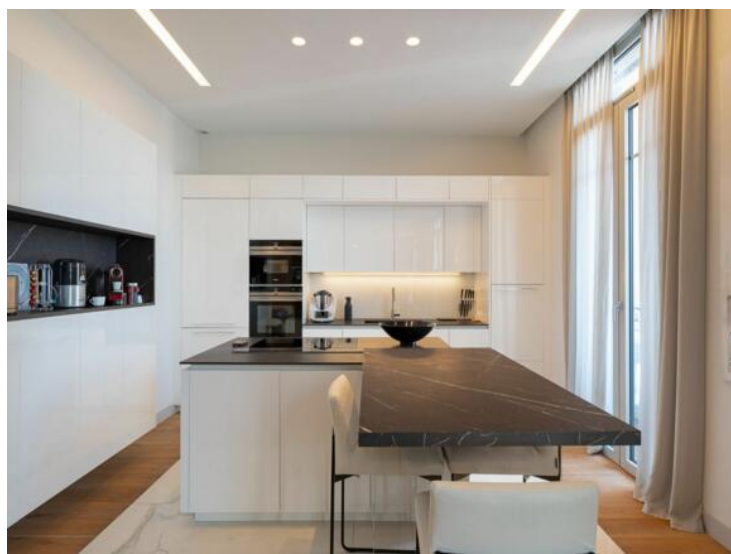
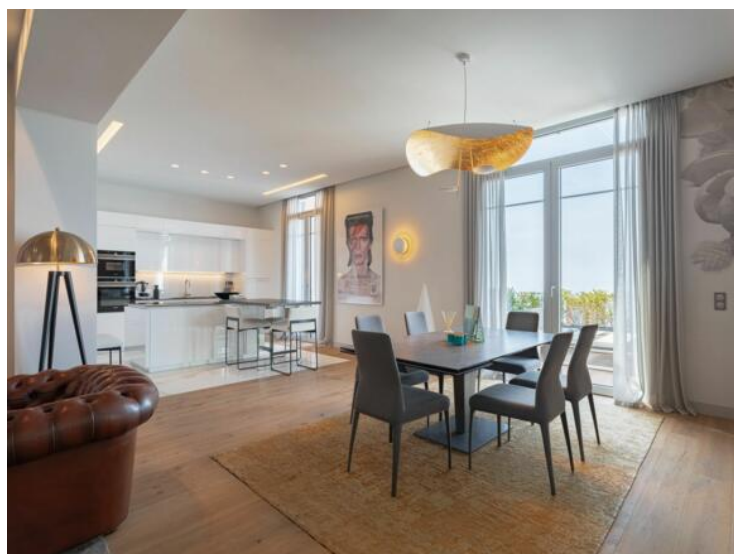
This level benefits from a third bedroom with its en-suite shower room and toilet opening onto the backyards, as well as a laundry room.

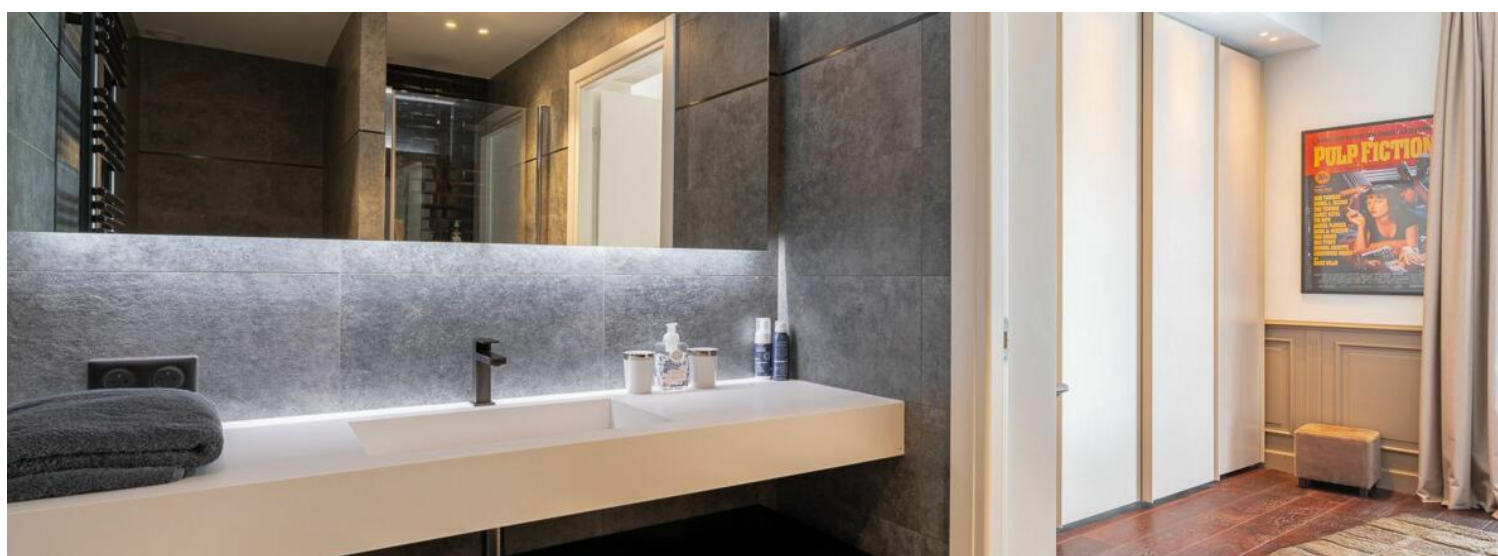
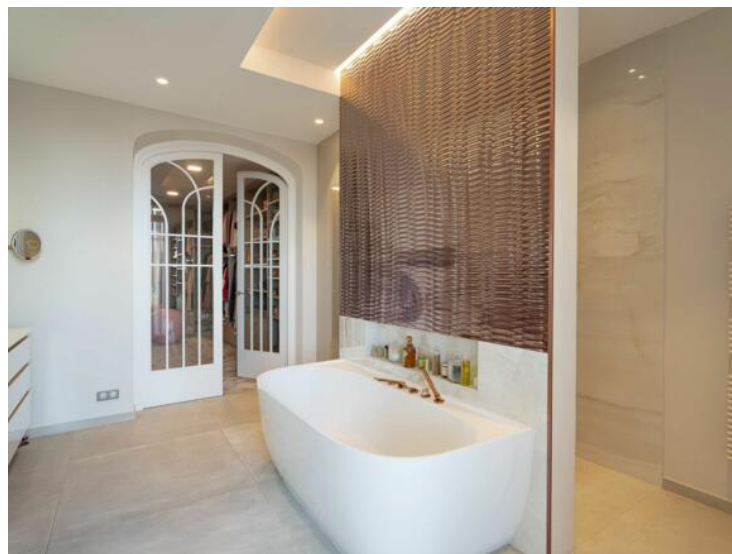
On the last level there are attics which you have the freedom to arrange according to your aspirations.

The villa offers great amenities such as reversible air conditioning, an alarm system, a secure door, an elevator, solid parquet flooring and integrated and fitted cupboards to optimize storage space.

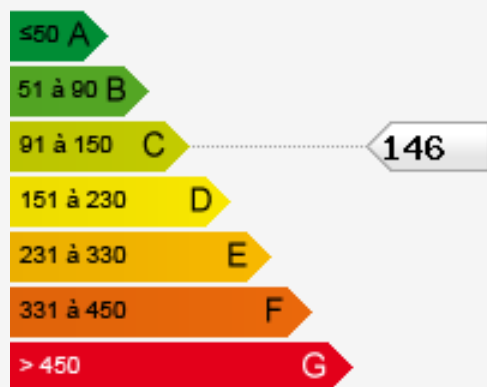
This exceptional town house represents a unique opportunity for any lover of elegance wishing to enjoy life on the Côte d'Azur.







Consommations énergétiques



Émissions de gaz à effet de serre

