



For sale France - Cap-d'Ail
CAP D'AIL - VILLA - PANORAMIC SEA VIEW

3.350.000 €

7
Rooms

6
Bedrooms

6
Bathrooms

267 sqm
Total area

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.

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« Immeuble Michelangelo »
98000 Monaco

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Property features

| | | | |
|----------------|---------------------|----------------|---------------------|
| Product type : | Villa | Num rooms : | 7 |
| City : | Cap-d'Ail | Country : | France |
| Living area : | 267 m ² | Terrace area : | 115 m ² |
| Land area : | 581 m ² | Bedrooms : | 6 |
| Bathrooms : | 6 | Box : | 1 |
| Annual costs : | 5 040 € | Condition : | Very good condition |
| View : | Panoramic sea views | Exposure : | East |
| Release date : | Available | Ref. : | VF1631 |

Descriptions

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.

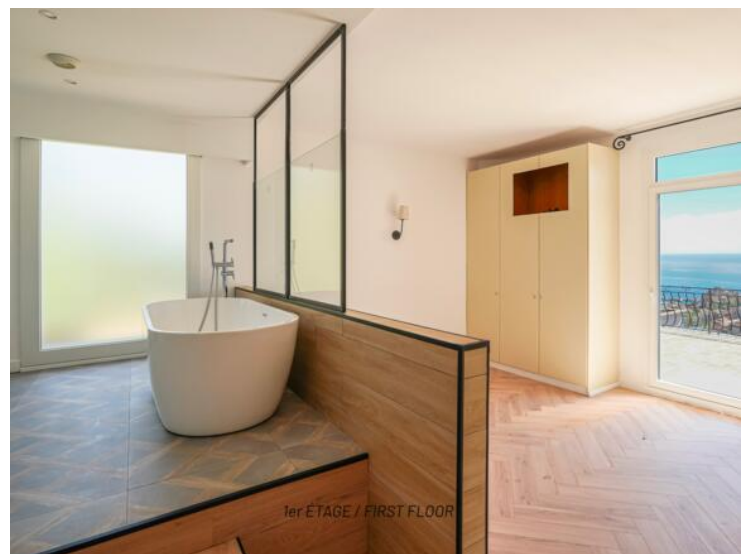
Average energy prices indexed to 2023.

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/>









1er ÉTAGE / FIRST FLOOR



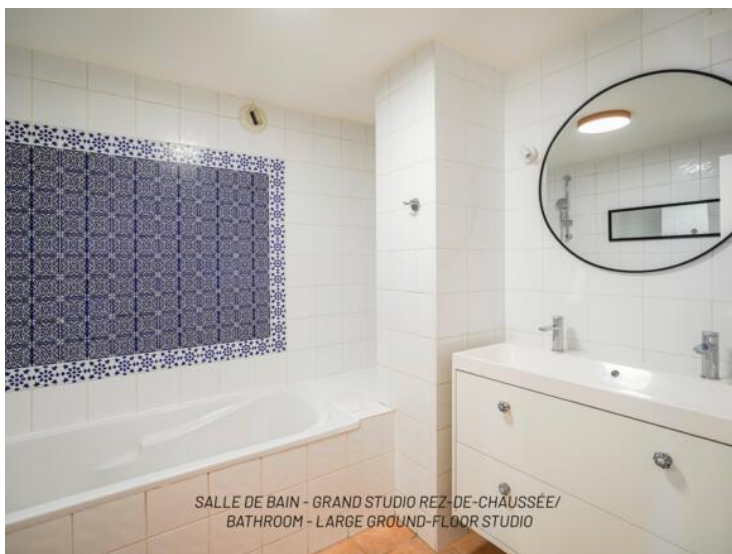
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1er ÉTAGE / FIRST FLOOR



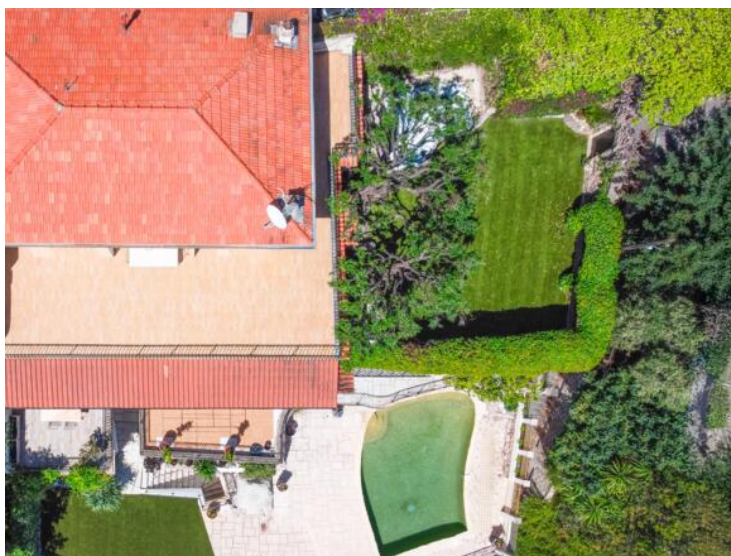
GRAND STUDIO REZ-DE-CHAUSSEE / LARGE GROUND-FLOOR STUDIO

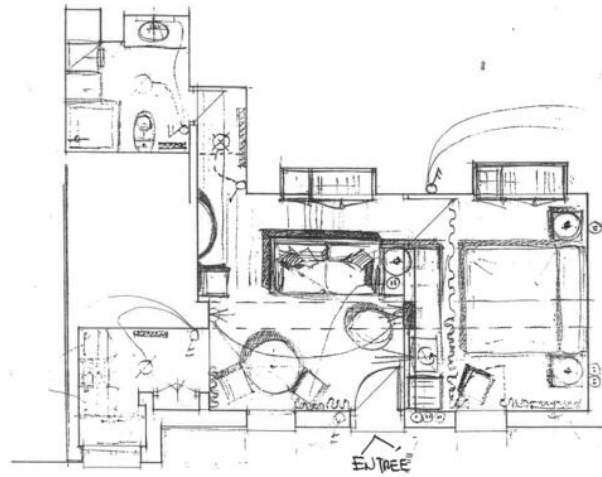


SALLE DE BAIN - GRAND STUDIO REZ-DE-CHAUSSEE /
 BATHROOM - LARGE GROUND-FLOOR STUDIO

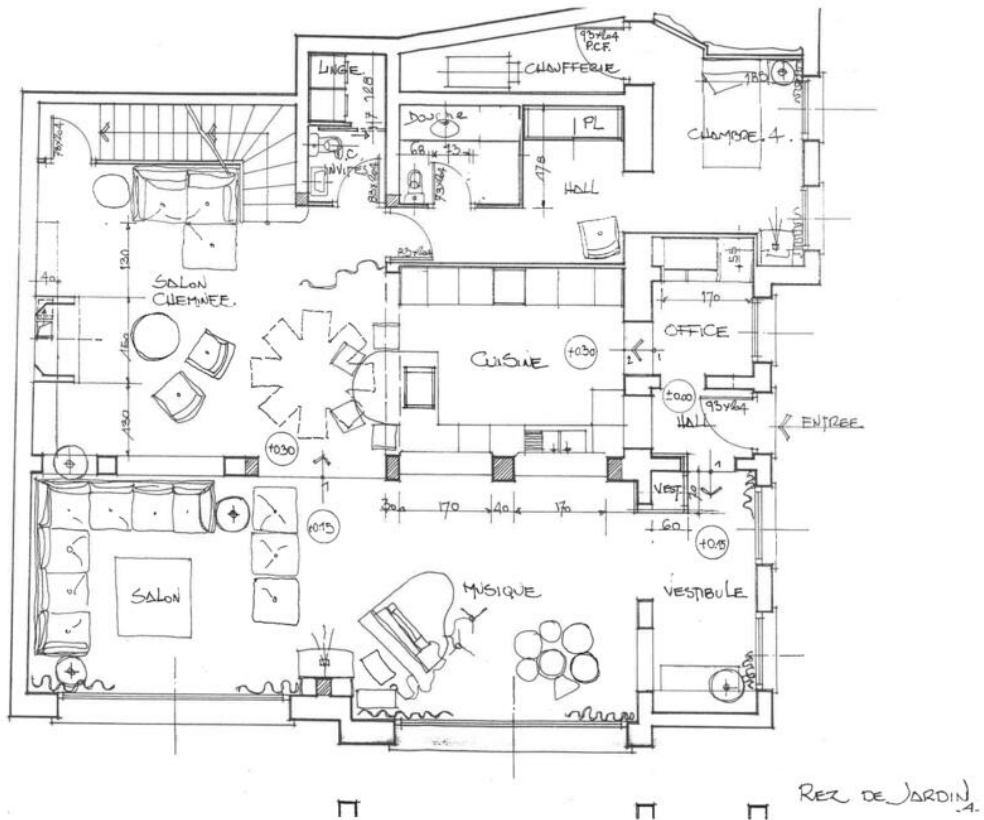


PETIT STUDIO REZ-DE-CHAUSSEE / GROUND-FLOOR STUDIO

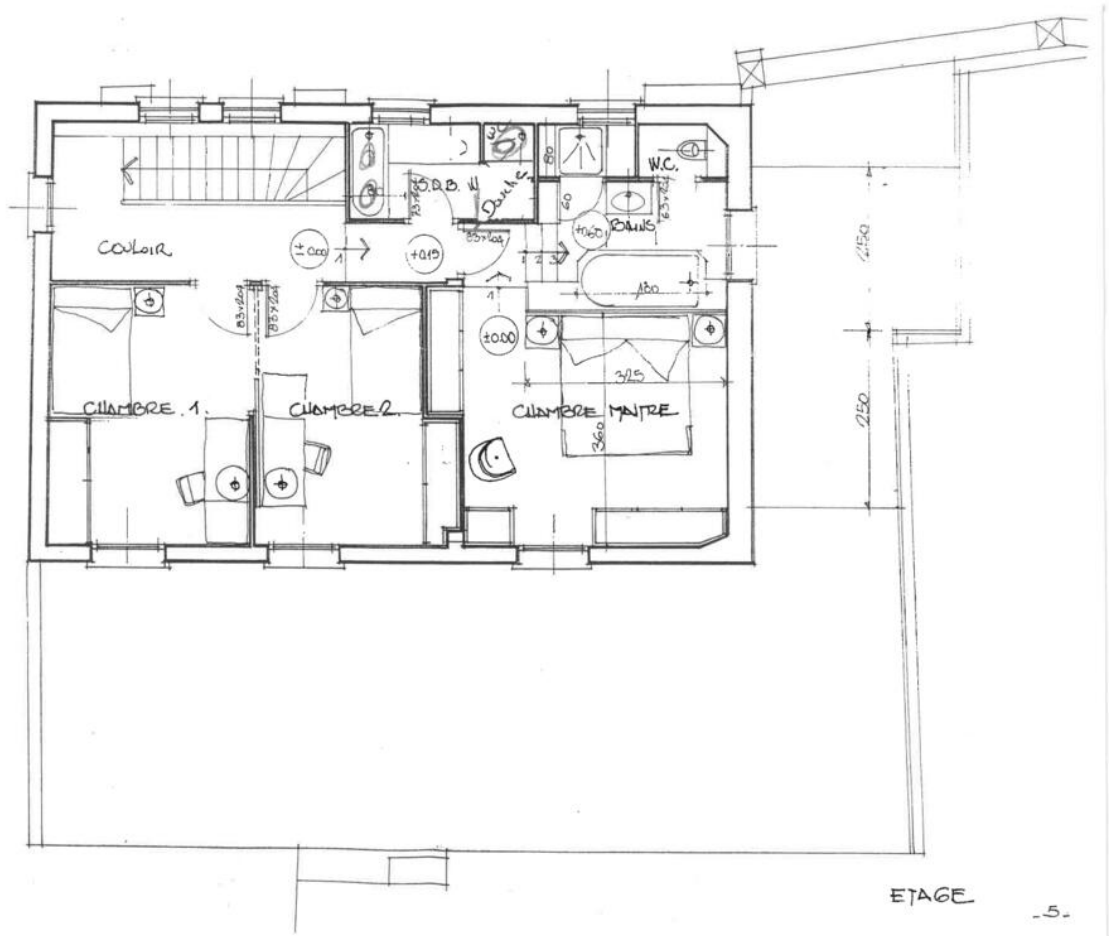




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