



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

1.950.000 €

5
Rooms

4
Bedrooms

2
Bathrooms

143 sqm
Total area

1
Parking

In the immediate vicinity of Monaco, this new villa offers four bedrooms and a pleasant view of the sea. It benefits from a private garden of 392 sqm with swimming pool, as well as a cellar and a double garage.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

VF1659
1 / 4

Tél : +377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com



Property features

Product type :	House	Num rooms :	5 rooms
City :	Cap-d'Ail	Country :	France
Living area :	143 m ²	Garden area :	392 m ²
Bedrooms :	4	Bathrooms :	2
Parking :	1	Cellar :	1
Condition :	New	View :	Sea
Exposure :	South	Release date :	Available
Ref. :	VF1659		

Descriptions

New villa located in Cap d'Ail, close to the Principality of Monaco.

This modern property offers spacious rooms spread over three levels.

It is composed as follows:

- On the first level: a bright living room, a kitchen with a central island and a pleasant sea view, as well as a separate toilet;
- On the ground floor: two bedrooms opening onto the garden, a bathroom and a laundry area;
- On the second floor: two bedrooms and a shower room.

The villa has a private garden of 392 m² with a swimming pool with heat pump, ideal for enjoying the Mediterranean climate.

A cellar and two single garages complete the property.

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

Estimated annual energy costs for standard use: between €940 and €1,320. Average energy prices indexed to 2021.

The property is subject to the co-ownership regime.

The property is subject to a natural hazards and pollution risk assessment, which can be viewed on the Géorisques website: <https://georisques.gouv.fr/>



