Monaco Properties
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CAP DAIL | DUPLEX-PENTHOUSE | 4 ZIMMER

Verkauf | Exclusivité | 1 580 000 €

Produkttyp **Penthouse/Roof**	*Zimmer* **4 Zimmer**	*District* **Cap-d'Ail**	*Stadt* **Cap-d'Ail**
Land **Frankreich**	*Wohnfläche* **126 m²**	*Terrasse Fläche* **235 m²**	*Schlafzimmer* **3**
Salles de bains **2**	*Parkbox* **2**	*Stockwerk* **DERNIER**	*Zustand* **Gutem Zustand**
Blick **Vue mer**	*Hinweis* **VFH-12235**		

CAP D'AIL - Dieses Duplex-Penthouse mit Dachterrasse ist *ein exklusives Inserat von Monaco Properties,* nur 2 Gehminuten von Cap d'Ail und 2 km von Monaco entfernt. Es befindet sich in einer natürlichen Umgebung in einem 1,2 Hektar großen Park mit Olivenbäumen und Eukalyptus und bietet von der Terrasse aus einen atemberaubenden, weiten Blick auf das Meer und Cap-Ferrat.

Dieses außergewöhnliche Duplex-Penthouse in Cap d'Ail erstreckt sich über fast 130 Quadratmeter und bietet einen atemberaubenden Blick auf das Meer und die Halbinsel Saint-Jean-Cap-Ferrat. Es befindet sich in einer prestigeträchtigen Gegend mit einem wunderschön angelegten Park, einem Swimmingpool mit Hausmeister, Besucherparkplätzen, einer sehr geräumigen Doppelgarage und einem großen Doppelkeller.

Gesamtfläche: 125,57 m2 + 157 m2 Terrassen + 78 m2 Dachterrasse

Die Wohnung setzt sich wie folgt zusammen:

- 4 Zimmer auf 2 Etagen

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- Zwei Eingänge
- Zwei geräumige und helle Wohnzimmer
- Zwei schöne Schlafzimmer
- Zwei Einbauküchen und ausgestattete Küchen
- Zwei Bäder
- Zwei Toiletten
- Zwei Balkone
- Helle Terrasse mit Esstisch und Brunnen mit fantastischem Meerblick
- 78 Quadratmeter große Dachterrasse mit Meer- und Bergblick, ausgestattet mit Steckdosen, Warm- und Kaltwasserdusche
- Doppelgarage
- Großer Doppelkeller

- **Baujahr:** 1989-2000
- **Heizung:** Elektrisch
- **Warmwasser:** Elektrisch
- **Exposition:** SÜDEN
- **Ansehen:** Meer / Cap-Ferrat

RECHTLICHE HINWEISE:

- Energieeffizienz: Energétique=D Climatique=B
- Grundsteuer: 6000 € pro Jahr
- Kosten: 10.000 € pro Jahr

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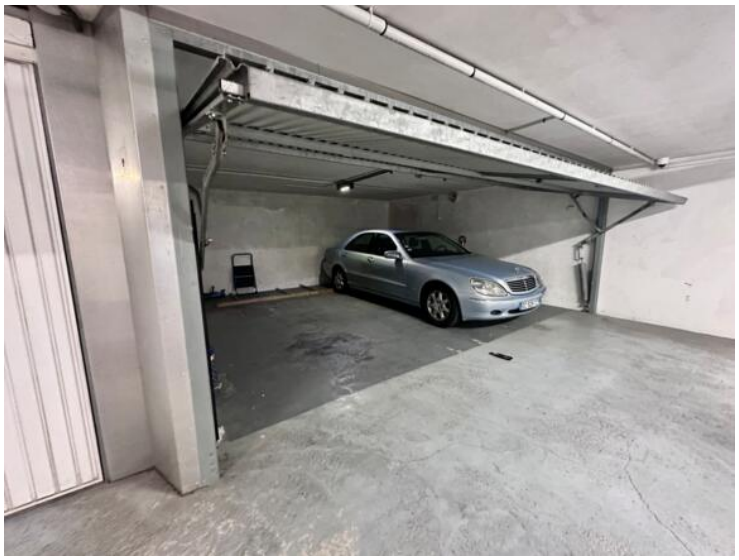

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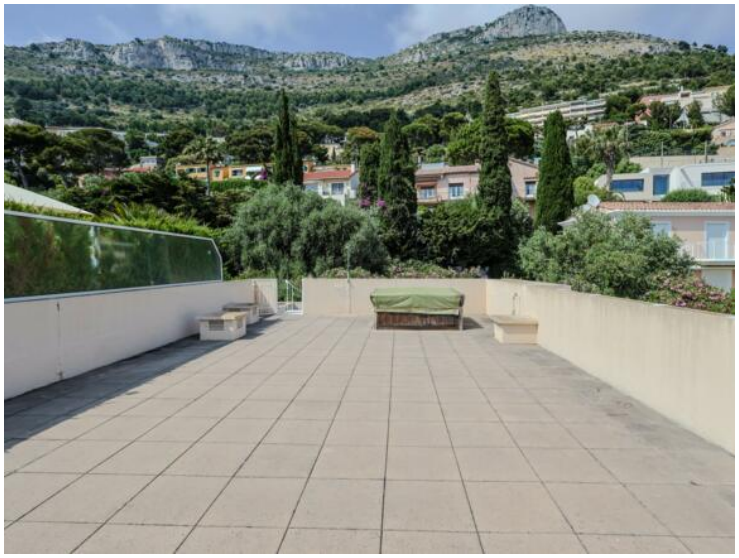

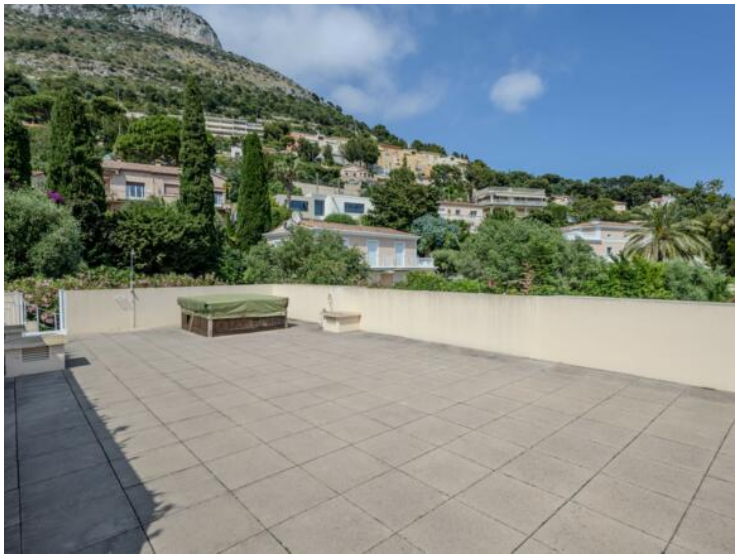

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MONACO PROPERTIES
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

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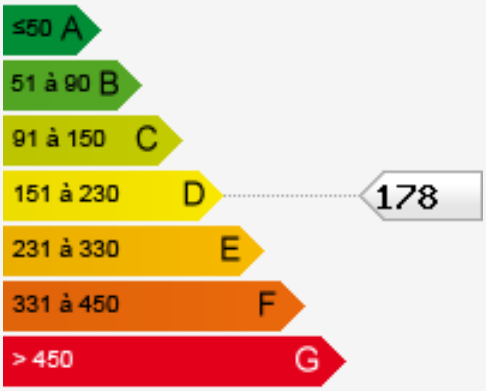
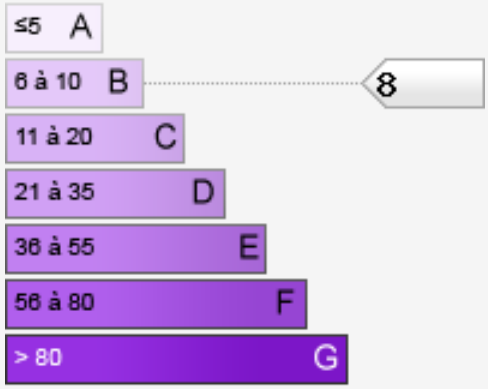
Consommations énergétiques



Émissions de gaz à effet de serre



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