



## CAP D'AIL | CHARMING VILLA NEAR MONACO

For sale

1 790 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 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>140 m<sup>2</sup></b>
<i>Terrace area</i> <b>600 m<sup>2</sup></b>	<i>Land area</i> <b>960 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>2</b>
<i>Parking</i> <b>1</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Sea</b>	<i>Exposure</i> <b>South</b>
<i>Ref.</i> <b>VFO-0125-1C</b>	

Located just a 5-minute walk from the famous Monaco Botanical Gardens, this exclusive villa embodies the elegance and charm of the French Riviera. Set on a plot of over 1,500 m<sup>2</sup>, it offers breathtaking panoramic views of the Mediterranean Sea and Cap Ferrat.

### Refined and Bright Living Spaces

In perfect condition, the villa spans two main levels, combining bright spaces with top-notch features:

- **Main Floor:**

A cozy living room with a fireplace opens onto a large covered terrace with spectacular sea views. A fully equipped independent kitchen leads to a shaded terrace, perfect for outdoor dining. This level



also includes a spacious bedroom, a bathroom, and a separate toilet.

- **Garden Level:**

With direct access to the pool, this level features two comfortable bedrooms, a bathroom, a separate toilet, and ample storage space.

### **Idyllic Outdoor Spaces**

The beautifully landscaped garden surrounds the property, featuring several terraces and a stunning pool bordered by a natural stone deck.

### **Additional Features**

An independent studio, a sauna, and a parking space enhance this high-quality property.

### **Perfectly Designed**

This villa is ideal as a primary or secondary residence, offering a unique combination of comfort, privacy, and proximity to Monaco.

**Included Features:** fireplace, sliding windows, internet access, blinds, crawl space, electric shutters, intercom, electric gate, swimming pool, sauna, playground.

**Note:** Agency fees are included and are the responsibility of the seller.

For more information about risks associated with this property, please visit Géorisques.

Discover this exceptional villa, a true haven of peace overlooking the Mediterranean.









### Diagnostic de Performances Énergétiques

logement très performant



kWh/m<sup>2</sup>.an

kg CO<sub>2</sub>/m<sup>2</sup>.an

logement extrêmement consommateur d'énergie

