



## Beachfront Villa in Cap d'Ail: A Gem Not to Be Missed

For sale

12 750 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</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>360 m<sup>2</sup></b>
<i>Total area</i> <b>1 610 m<sup>2</sup></b>	<i>Bedrooms</i> <b>+5</b>
<i>Bathrooms</i> <b>+5</b>	<i>Parkings</i> <b>2</b>
<i>Condition</i> <b>To refresh</b>	<i>View</i> <b>Breathtaking panoramic sea views</b>
<i>Exposure</i> <b>SOUTH</b>	<i>Ref.</i> <b>SP-FD-85565729</b>

Nestled in one of the most sought-after locations in Cap d'Ail, this sumptuous Belle Époque villa represents a rare opportunity to fully experience the Mediterranean.

Ideally located on the seafront, along the famous "Sentier des Douaniers," this unique property offers spectacular panoramic views of the sea.

With a large plot of 1,610 m<sup>2</sup>, this charming residence invites timeless elegance while offering potential for modernization. The main villa of 250 m<sup>2</sup> is completed by a guest house of 110 m<sup>2</sup>, ideal for hosting family and friends in complete privacy.



The beautifully landscaped garden, sparkling swimming pool, relaxing jacuzzi and fully equipped summer kitchen create a true haven for convivial moments in front of breathtaking panoramas.

The villa comprises 12 rooms in total, with spacious and bright spaces: a large majestic entrance, an elegant living room, a functional kitchen, 10 bedrooms and 8 bathrooms. The estate also has parking for 3 vehicles.

This exceptional property combines historic charm and investment potential thanks to its building capacity, all at an attractive price.

A dream place for lovers of heritage and luxury, offering a unique living experience on the French Riviera.















