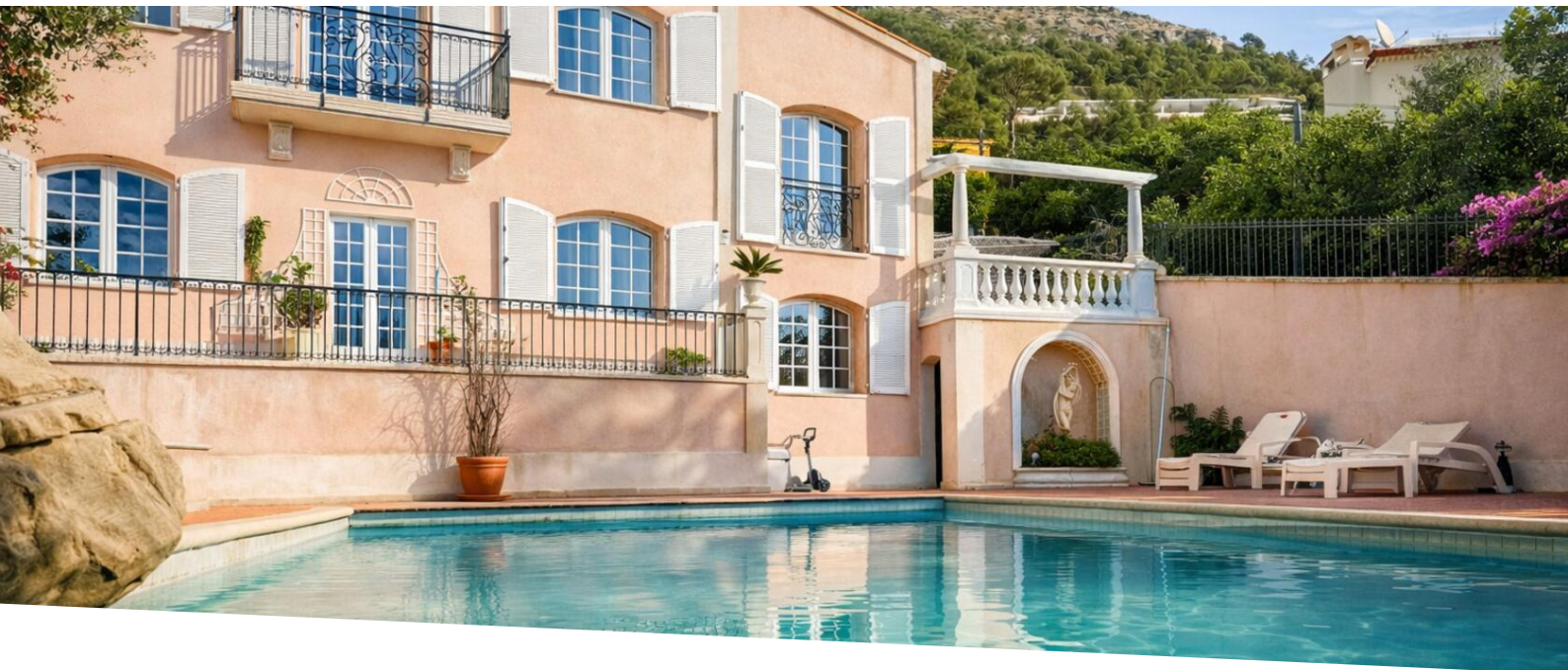




## Cap d'Ail – Prestigious Neo-Provençal Villa with Panoramic Sea View

For sale

6 450 000 €

|                                        |                                      |                                           |                                       |
|----------------------------------------|--------------------------------------|-------------------------------------------|---------------------------------------|
| <i>Product type</i><br><b>Villa</b>    | <i>District</i><br><b>Cap-d'Ail</b>  | <i>City</i><br><b>Cap-d'Ail</b>           | <i>Country</i><br><b>France</b>       |
| <i>Living area</i><br><b>258,29 m²</b> | <i>Terrace area</i><br><b>150 m²</b> | <i>Land area</i><br><b>1 400 m²</b>       | <i>Total area</i><br><b>368,27 m²</b> |
| <i>Bedrooms</i><br><b>5</b>            | <i>Bathrooms</i><br><b>5</b>         | <i>Condition</i><br><b>Good condition</b> | <i>View</i><br><b>Vue mer</b>         |
| <i>Ref.</i><br><b>V0126-3</b>          |                                      |                                           |                                       |

Just two kilometres from Monte-Carlo, in one of the most sought-after areas of the Riviera, this elegant independent neo-Provençal villa enjoys a south-facing exposure and breathtaking panoramic sea views extending to Cap Ferrat, visible from every room.

Fully renovated using top-quality materials, the property offers approximately **260 sqm of living space**, with **potential for extension**, and a harmonious layout separating reception areas from the sleeping quarters.

The bright living spaces include several lounges with fireplaces, a library, an office, a fully equipped kitchen with dining area, and refined finishes such as marble, Versailles parquet flooring and bespoke joinery. The night area features **five bedrooms, three bathrooms**, dressing rooms and custom storage, complemented by **independent staff accommodation**.



Outdoor living is exceptional, with over **300 sqm of terraces and covered loggia**, seamlessly extending the interior spaces towards the sea.

A fully independent **100 sqm guest annex** includes a private guest suite, a fully equipped summer kitchen with barbecue and a garden utility area.

The property boasts a **heated infinity swimming pool**, salt-treated, with balneotherapy and counter-current swimming, surrounded by a large panoramic terrace.

The flat **1,400 sqm landscaped garden**, featuring century-old trees, English lawn, integrated lighting and automatic irrigation, offers a rare sense of tranquillity.

Secure access via automated gate, pedestrian access to the centre of Cap d'Ail and **ample parking** with three covered spaces and additional outdoor parking.

**A rare opportunity**, combining location, views, refined architecture and immediate proximity to Monaco.

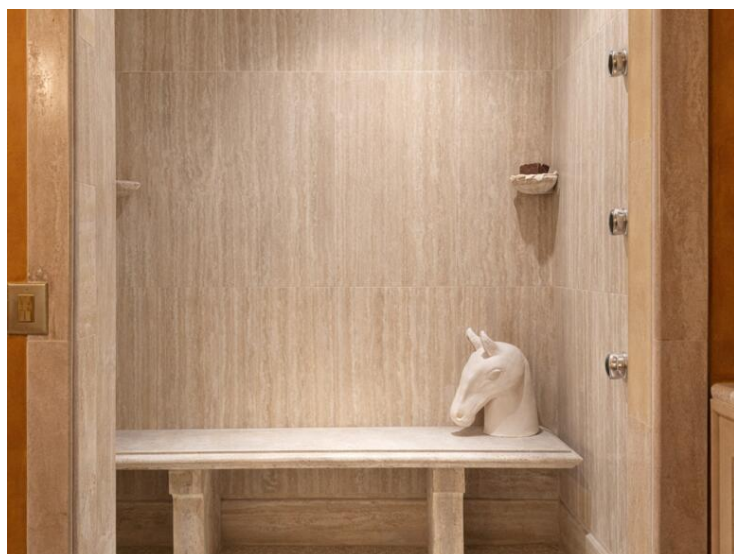
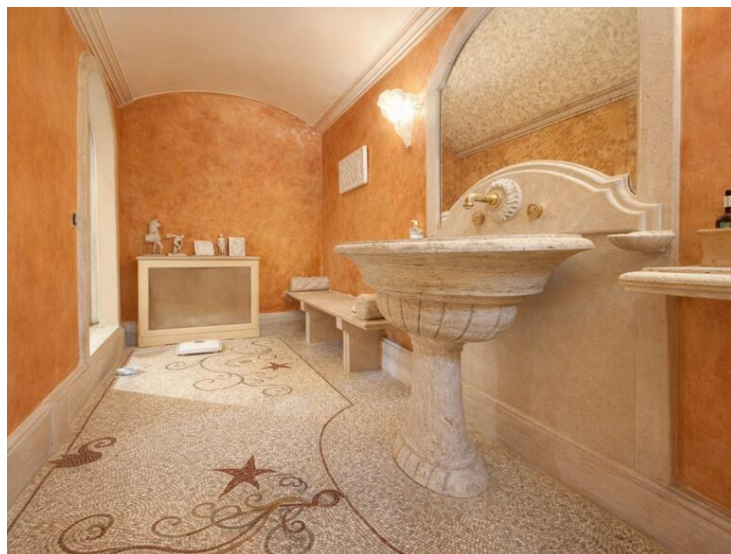




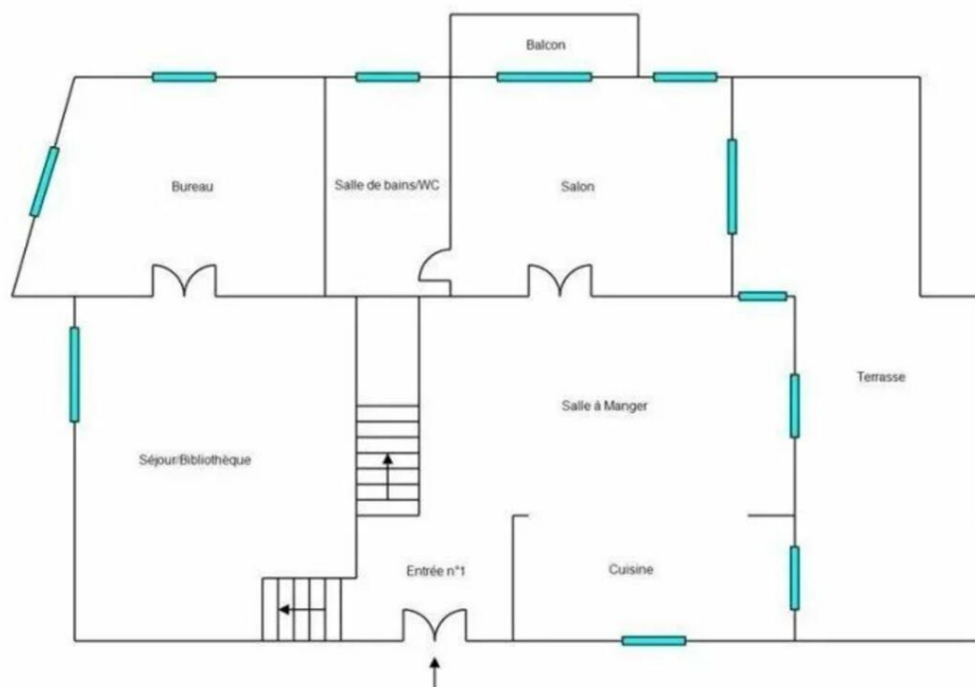
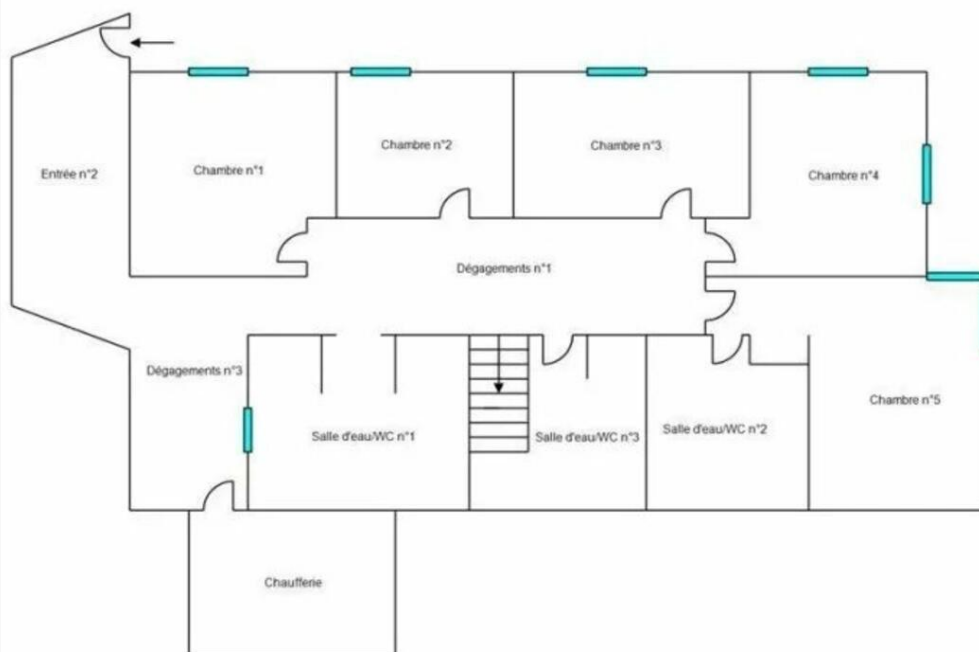






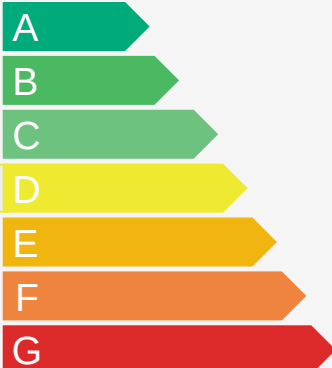






## Diagnostic de Performances Énergétiques

logement très performant

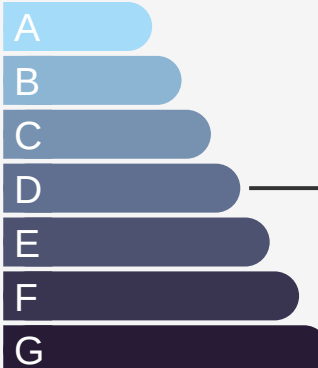


156  
kWh/m².an

34  
kg CO2/m².an

logement extrêmement consommateur d'énergie

logement très performant



34  
kg CO2/m².an

logement extrêmement consommateur d'énergie

