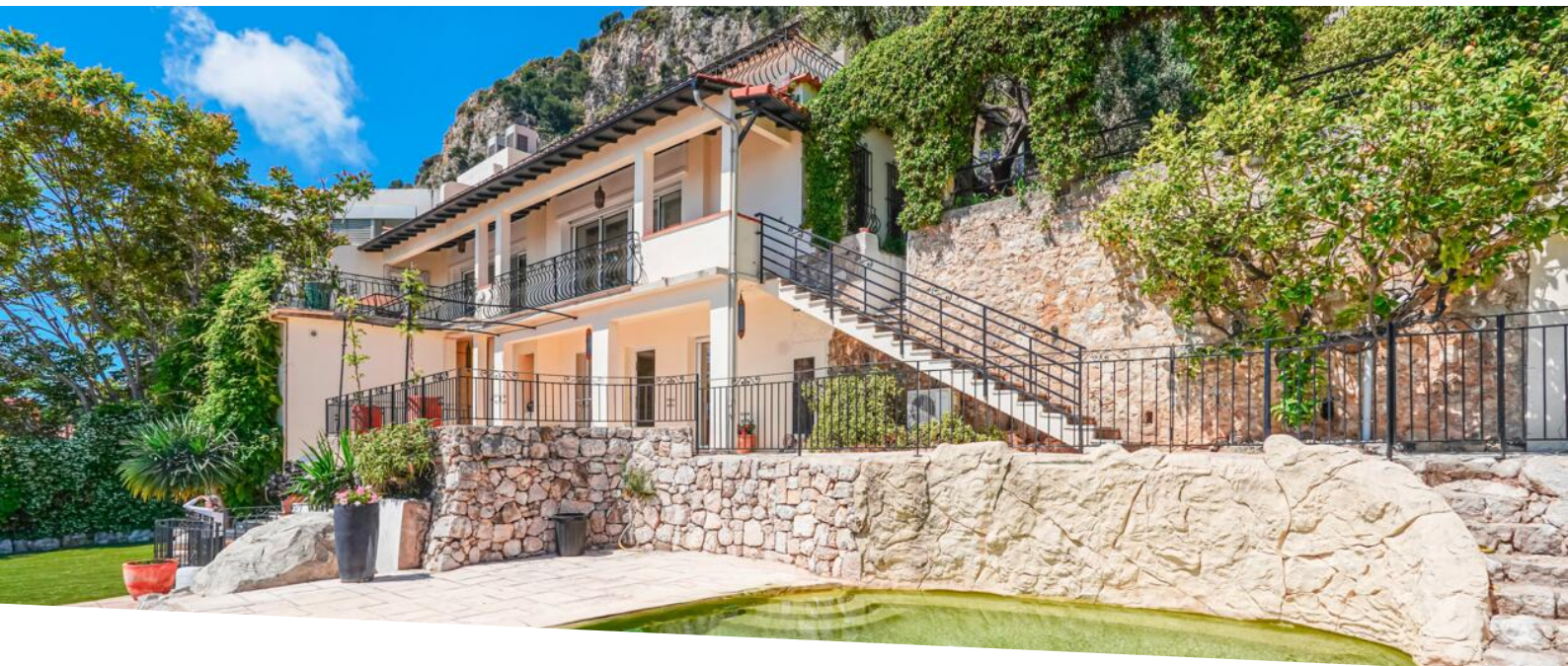




CAP D'AIL - VILLA - PANORAMIC SEA VIEW

For sale

3 350 000 €

Product type Villa	Num rooms 7
City Cap-d'Ail	Country France
Living area 267 m²	Terrace area 115 m²
Land area 581 m²	Bedrooms 6
Bathrooms 6	Box 1
Annual costs 5 040 €	Condition Very good condition
View Panoramic sea views	Exposure East
Release date Available	Ref. VF1631

In Cap d'Ail, in a prime location just steps from the Principality of Monaco, a magnificent three-story home with a pool, offering spacious rooms and an exceptional living environment with panoramic sea views.

On the garden level, the property features a triple reception room with living and dining areas, a fireplace and an entrance hall of approximately 78 sqm, opening onto a beautiful terrace. It also includes a brand-new fully fitted kitchen, a guest WC, and a bedroom with an en-suite shower room and WC.

Upstairs, a hallway leads to two bedrooms, a shower room with WC, and a master bedroom with an en-suite bathroom and an additional shower room with WC. All bedrooms enjoy direct access to a magnificent terrace



[MonteCarlo-RealEstate.com](https://montecarlo-realestate.com)

Page
1/1

Ref. : VF1631

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

offering panoramic sea views.

On the ground floor, there is a 28 sqm boiler room, also serving as a storage area and directly accessible from the house, as well as two independent studios measuring 26 sqm and 38 sqm respectively, the larger one opening onto a lovely terrace.

Built on a 581 sqm plot, the property also benefits from a detached garage accommodating two vehicles. Above the garage is an additional storage space of approximately 19 sqm, which could be converted into a studio apartment.

A rare property in Cap-d'Ail combining charm, comfort and an exceptional location.

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

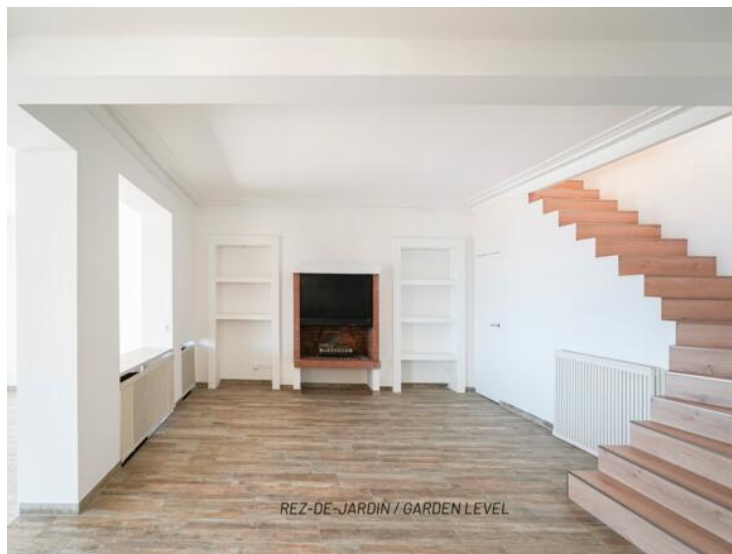
Estimated annual energy costs for standard use: between €3,670 and €5,040.

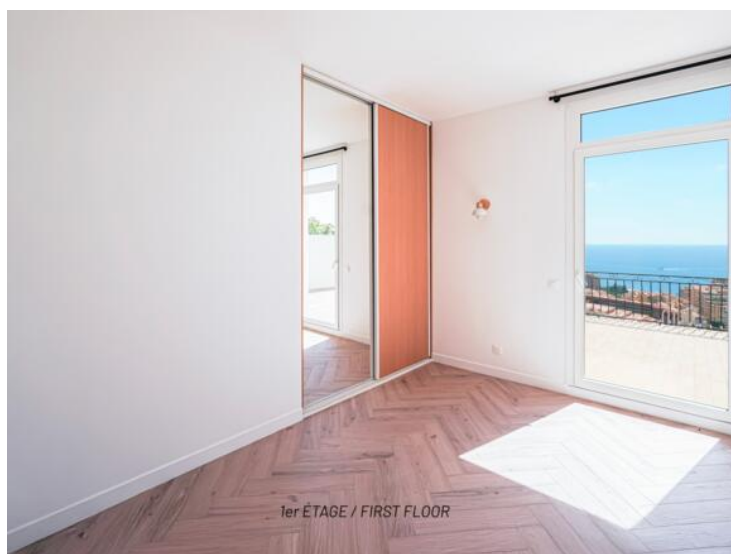
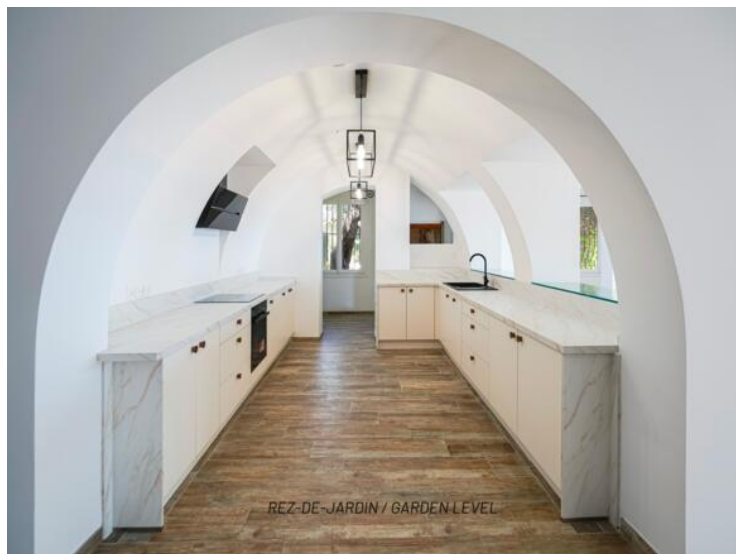
Average energy prices indexed to 2023.

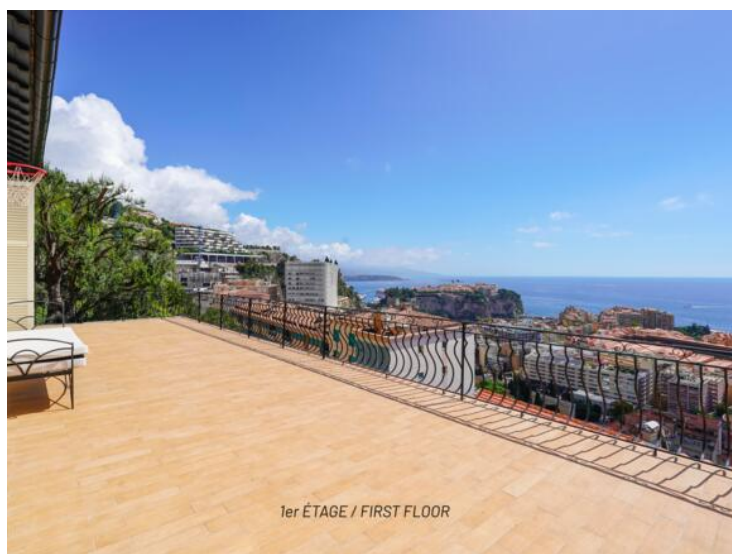
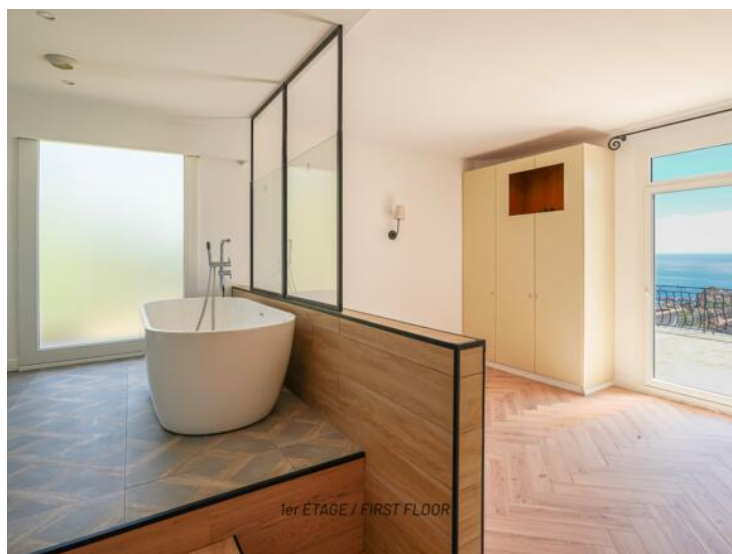
The property is not subject to co-ownership regulations.

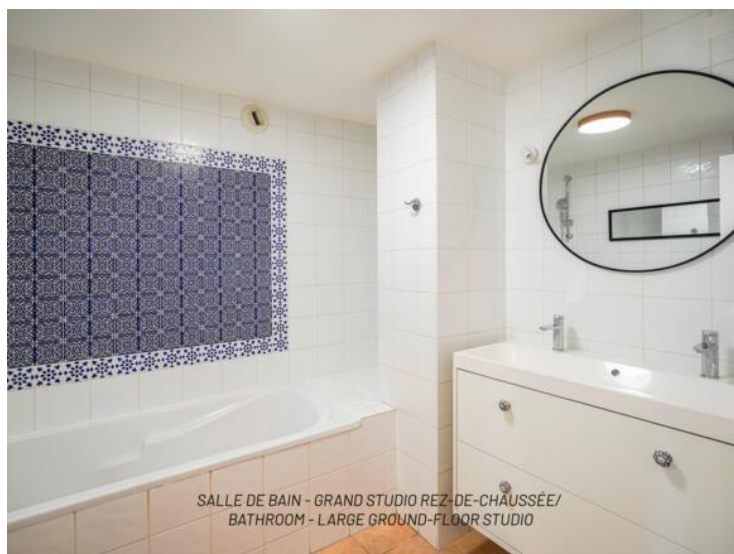
Information regarding natural risks and pollution is available on the Géorisques website:
<https://georisques.gouv.fr/>

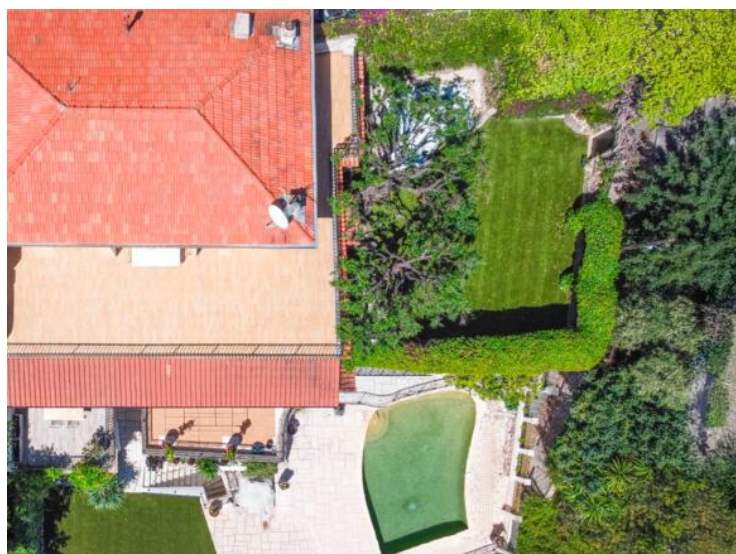








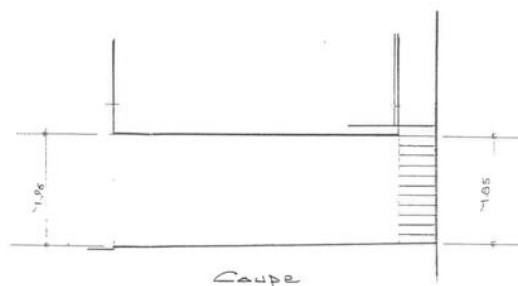




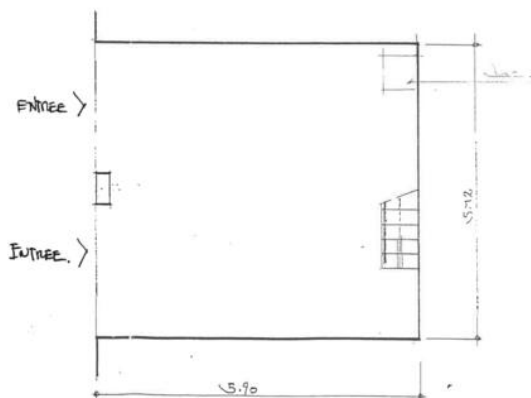
- Villa Kelly -

- Garage -
Etat des lieux

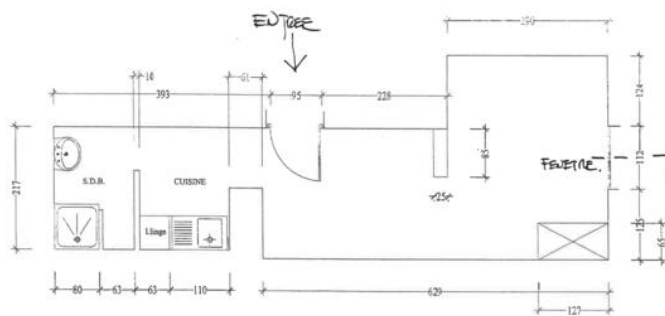
Ech: 2 cm 7. M.



Coupe



Plan

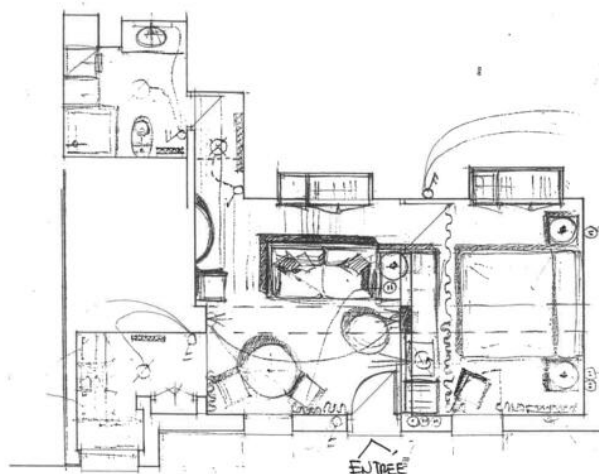


Etat des lieux

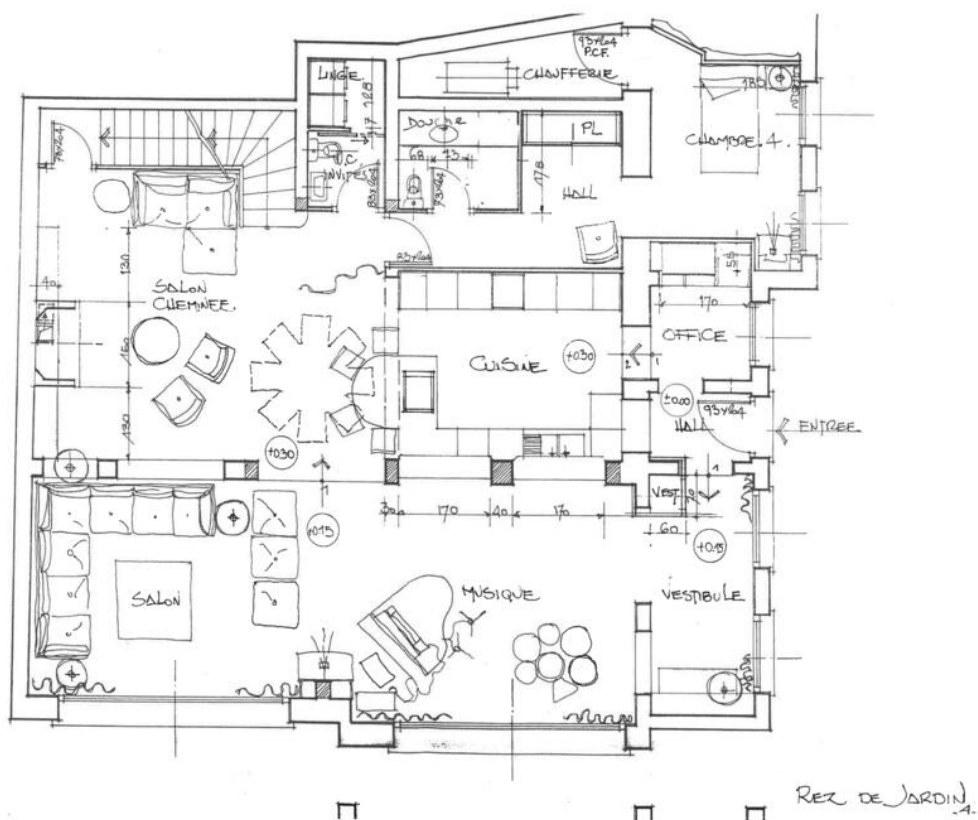
Studio

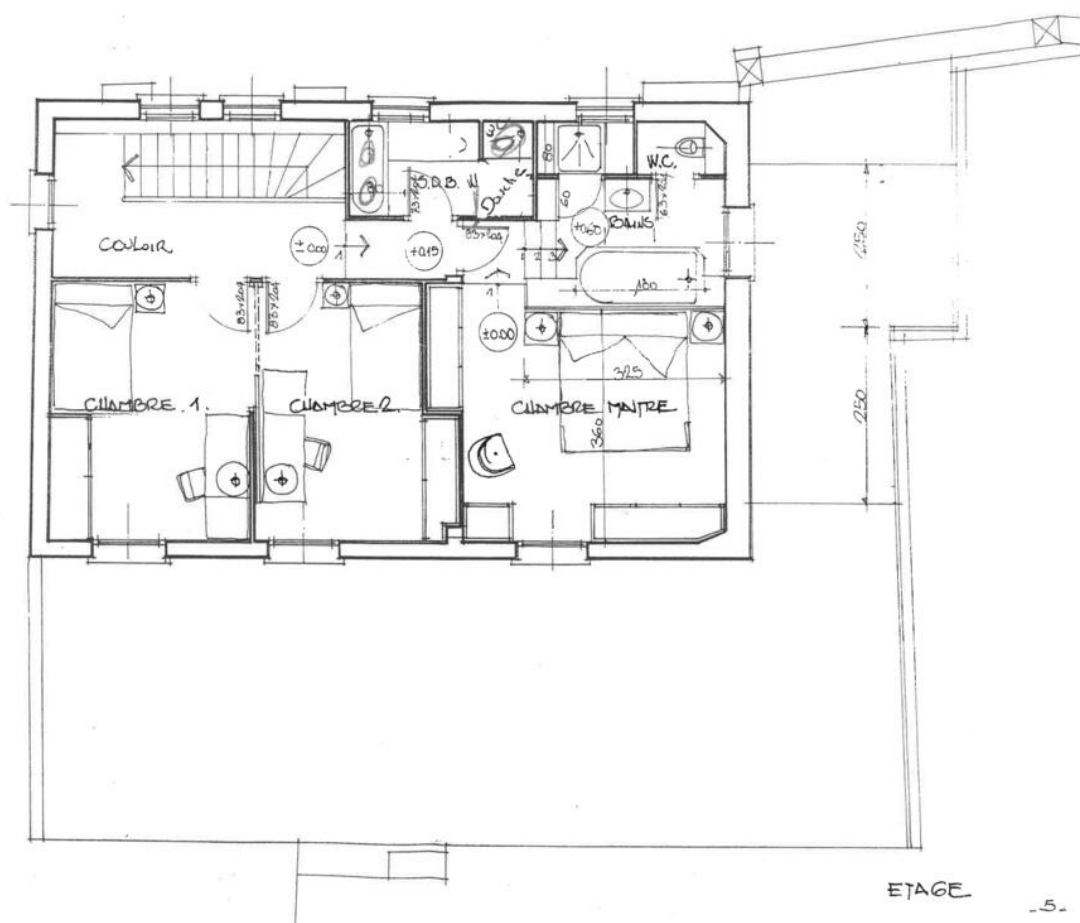
- 2 -



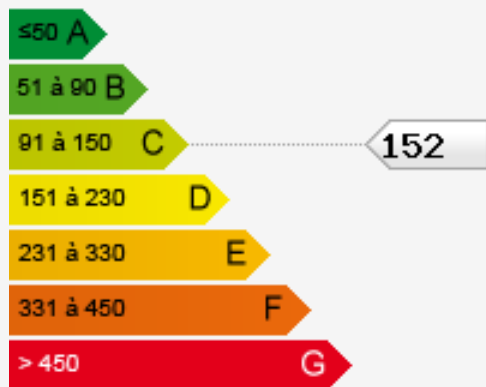


-3-





Consommations énergétiques



Émissions de gaz à effet de serre

