



CAP D'AIL - 2-BEDROOM APARTMENT - MONACO BORDER

For sale

269 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 23 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Annual costs</i> 840 €
<i>Condition</i> Very good condition	<i>Release date</i> Available
<i>Ref.</i> VF1632	

Located in Cap-d'Ail, just a one-minute walk from Monaco, this renovated 2-room apartment—sold fully furnished—enjoys a prime location near the beaches, shops, and the Princess Grace Hospital. Currently leased through October 2026, it presents an excellent rental investment opportunity. Parking available.

Located in Cap-d'Ail, within a small condominium with low service charges in a highly sought-after neighborhood, just moments from the Princess Grace Hospital Centre, beaches, shops, public transport and the Principality of Monaco, discover this charming one-bedroom apartment, ideal as a rental investment or primary residence.

Offering a total surface area of 27 sqm, including 23.28 sqm under the Carrez Law, this garden-level apartment comprises a living room with kitchen, a bedroom, and a shower room with WC.

The property is sold fully furnished and equipped and benefits from a recent renovation with quality finishes, including air conditioning, an Italian kitchen and natural stone décor.



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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.

A mini wine cellar is integrated into the kitchen.

Located just a one-minute walk from Monaco, the property is also only a 15-minute walk from the International University.

Parking available.

The property is currently rented under a furnished lease until October 2026 for a monthly rent of €1,650.

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

Estimated annual energy costs for standard use: between €601 and €813. Average energy prices indexed to 2023.

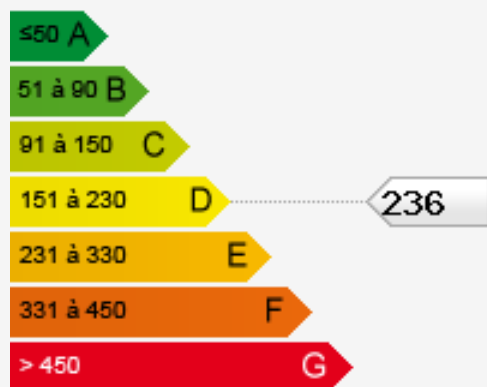
Property subject to co-ownership regulations, comprising 26 lots in total, including 17 residential units.

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





Consommations énergétiques



Émissions de gaz à effet de serre

