



VILLA GAY SOLEIL - CAP D'AIL

For sale

Co-exclusive

790 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms
<i>District</i> Cap-d'Ail	<i>City</i> Cap-d'Ail
<i>Country</i> France	<i>Living area</i> 200 m²
<i>Garden area</i> 76 m²	<i>Total area</i> 276 m²
<i>Bedrooms</i> 3	<i>Bathrooms</i> 2
<i>Floor</i> Ground floor	<i>Condition</i> To refresh
<i>View</i> Clear / city / sea / harbor	<i>Exposure</i> South and East
<i>Ref.</i> EAGV 13209	

Located in the Saint-Antoine neighborhood of Cap d'Ail, this charming single-story detached home features a beautiful terrace and a large garden that enjoys plenty of sunlight.

Very close to Monaco, and in the hills of Cap d'Ail, this pleasant home enjoys a prime location, near Marquet Beach (about a 10-minute walk), the Fontvieille district (about a 15-minute drive), and the port of Cap d'Ail (about a 15-minute walk or 10-minute drive).

This charming home offers 200 m² of living space as well as over 70 m² of outdoor areas (garden and terrace). It faces southeast, ensuring optimal sunlight year-round for both the terrace and the garden.



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Page
1/6

Ref. : EAGV 13209

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The entrance is accessed from the street. The house consists of an entryway opening onto a balcony overlooking the garden, a living room, a fully equipped, separate kitchen optimized for dining, two bedrooms, and a full bathroom with a toilet.

An adjacent duplex apartment, accessible from the garden, also features an entryway, a small separate room that can be customized to your liking, a living room with a view of the garden, and a staircase leading to the upper level. Upstairs, there is a bedroom, a bathroom, and a separate toilet. This apartment is in need of renovation.

Mendes Immobilier France Representative.









