



Cap d'Ail: Family house on two floors a few steps from the beach of La Mala

For sale

2 950 000 €

<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> 182,43 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 2
<i>Parkings</i> +5	<i>Condition</i> To refresh
<i>View</i> Town	<i>Ref.</i> MAISON CAP D'AIL 01

In the heart of the center of Cap d'Ail and on the very popular road leading to the famous Mala beach: Magnificent belle époque style townhouse on 2 levels of 182.43 m2 (carrez) with several terraces, as well as a spacious basement/garage of 135 m2 with high ceilings.

Ideally located in this upscale area in the immediate vicinity of shops, Mala beach and less than 5 minutes from the Principality of Monaco.

The house is composed of:

- On the ground floor: an entrance, a living room, an independent kitchen, a bedroom and a bathroom with WC;
- On the first floor: a corridor, a living room, an open plan kitchen, two bedrooms and a bathroom with WC;
- On the second floor: a bedroom under the slope.

Details:

- Mala beach area



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- Garage for several cars
- Immediate proximity to amenities and Monaco
- Basement of 140m2 convertible
- House on 3 levels
- Several terraces
- Plenty of cupboards
- Reversible air conditioning on the ground floor
- Double glazing on the 1st floor
- Property tax: NC
- Wastewater: Connected to the sewer system
- Hot water: Electric cumulus
- Heating: Electric + reversible air conditioning
- Exposure: East-West
- Status: To be refreshed
- Availability: Free
- View: City

Agency fees to be paid by the seller

Date of completion of the energy diagnosis: 16/10/2025

Primary energy consumption: 207 kWh/m²/year

Final energy consumption: 90 kWh/m²/year







