



CAP D'AIL - NEW VILLA - SEA VIEW

For sale

1 950 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 143 m²	<i>Garden area</i> 392 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 2
<i>Parking</i> 1	<i>Cellar</i> 1
<i>Condition</i> New	<i>View</i> Sea
<i>Exposure</i> South	<i>Release date</i> Available
<i>Ref.</i> VF1659	

In the immediate vicinity of Monaco, this new villa offers four bedrooms and a pleasant view of the sea. It benefits from a private garden of 392 sqm with swimming pool, as well as a cellar and a double garage.

New villa located in Cap d'Ail, close to the Principality of Monaco.

This modern property offers spacious rooms spread over three levels.

It is composed as follows:

- On the first level: a bright living room, a kitchen with a central island and a pleasant sea view, as well as a



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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.

separate toilet;

- On the ground floor: two bedrooms opening onto the garden, a bathroom and a laundry area;
- On the second floor: two bedrooms and a shower room.

The villa has a private garden of 392 m² with a swimming pool with heat pump, ideal for enjoying the Mediterranean climate.

A cellar and two single garages complete the property.

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

Estimated annual energy costs for standard use: between €940 and €1,320. Average energy prices indexed to 2021.

The property is subject to the co-ownership regime.

The property is subject to a natural hazards and pollution risk assessment, which can be viewed on the Géorisques website: <https://georisques.gouv.fr/>

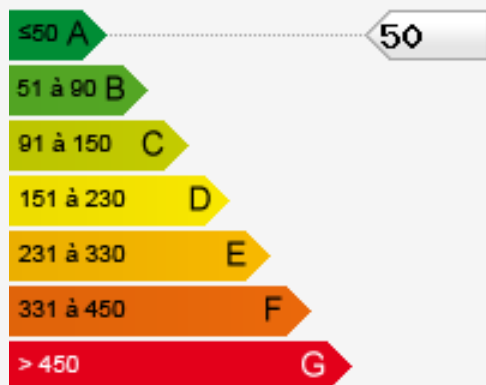








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