

SOLE AGENT



For sale France - Cap-d'Ail
CAP D'AIL - HOUSE WITH POOL - BORDERS MONACO

1.790.000 €

5	4	3	224 sqm
Rooms	Bedrooms	Bathrooms	Total area

A few steps from Monaco, this property in Cap-d'Ail benefits from a quiet environment and an exceptional panoramic sea view. Landscaped garden and swimming pool.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

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Property features

Product type :	House	Num rooms :	5 rooms
District :	Cap-d'Ail	City :	Cap-d'Ail
Country :	France	Living area :	224 m ²
Bedrooms :	4	Bathrooms :	3
Condition :	Very good condition	View :	Panoramic view of the sea and Monaco
Exposure :	South	Release date :	Now
Ref. :	VF1613		

Descriptions

Located in Cap d'Ail, just a few metres from the Principality of Monaco, this 224m² property, comprising 157m² of living space, enjoys a rare and sought-after location.

Accessible exclusively on foot, it is set in a quiet and unspoilt environment and offers magnificent panoramic sea views.

The property also features a beautiful landscaped garden, ideal for enjoying the outdoors, complete with a pleasant barbecue area.

It is spread over three levels and is laid out as follows:

- Garden level: two cellars, a boiler room, and a covered terrace;
- Ground floor: an entryway/living room, a kitchen, a dining room, a hallway, a bedroom, a shower room, a half-bath, a laundry room, and a storage room;
- First floor: three bedrooms, a shower room, and a bathroom.

Set on a 1,059 m² lot, the house opens onto a pleasant outdoor area with a pool and garden, perfect for fully enjoying the climate and the exceptional setting of the French Riviera.

The seller is responsible for the brokerage fees unless otherwise stipulated in the listing agreement.

Estimated annual energy costs for standard use: between €3,220 and €4,420. Average energy prices indexed to 2023.

The property is not subject to co-ownership regulations.

Property subject to a natural risk and pollution assessment available on the Géorisques website:
<https://georisques.gouv.fr/>







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