



PROPERTY CONCEPT

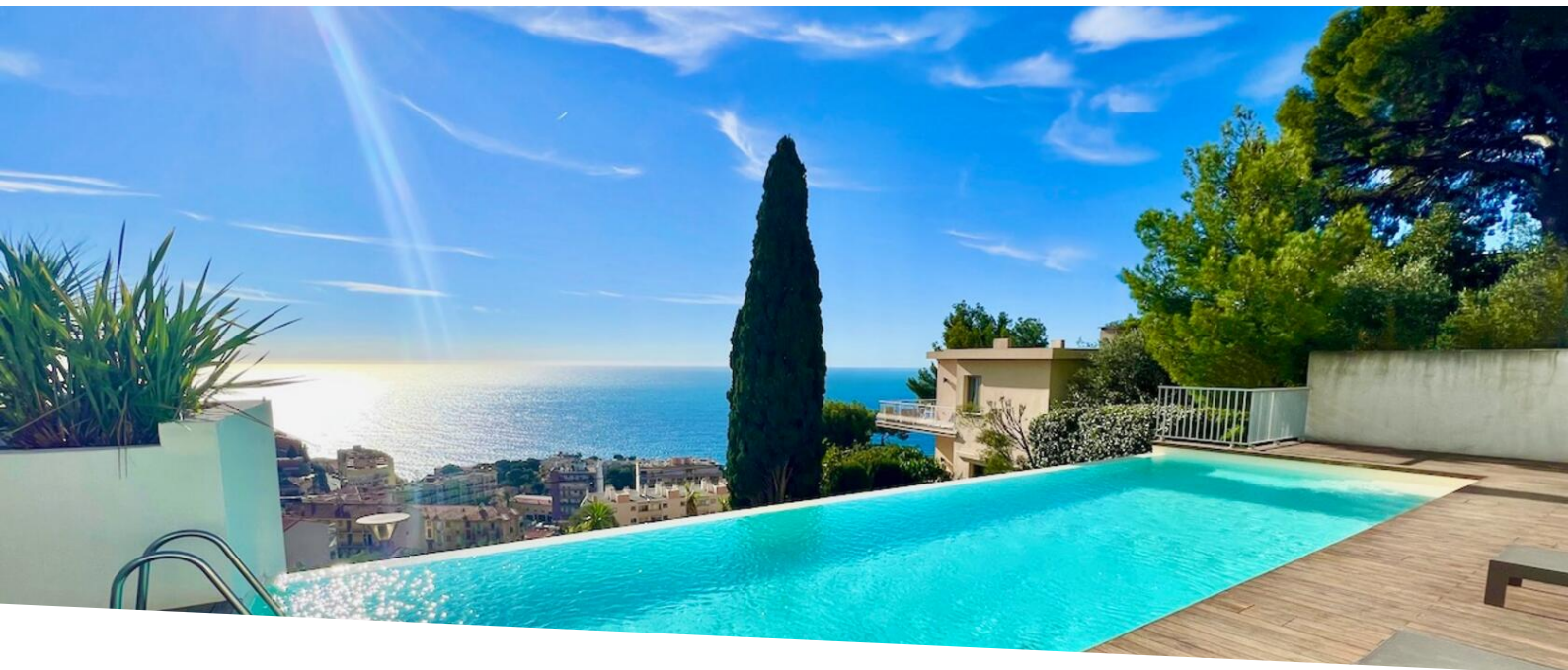
Property Concept Monaco

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CAP D'AIL / VILLA / swimming pool / sea view

For sale

1 950 000 €

Product type House	Num rooms 5 rooms	City Cap-d'Ail	Country France
Living area 170 m²	Terrace area 80 m²	Land area 500 m²	Total area 750 m²
Bedrooms 4	Bathrooms 4	Parkings 3	Furnished Yes
Release date Now	Ref. BBCAPEVG		

Nestled in the picturesque coastal town of Cap d'Ail, this exquisite villa offers a luxurious and comfortable lifestyle in the heart of the French Riviera. With a generous size of 170 square meters, this two-storey residence has a range of amenities and features that make it an ideal home for those seeking both elegance and convenience. The property was tastefully renovated ten years ago, combining classic charm with contemporary elegance.

- Size: comprises 170 square meters, spread over two floors, offering ample living space.
- Guest Rooms : Four meticulously designed bedrooms offer comfortable and private retreats. Each room comes with its own bathroom, ensuring both comfort and privacy for residents and guests.
- Outdoor spaces: with three charming terraces of 20 square meters each, as well as two intimate balconies of 5 and 3 square meters respectively. The outdoor areas offer wonderful places to soak up the Mediterranean



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sun and enjoy stunning views of the sea and the surrounding area.

- **Interior Spaces :** The modern open-plan kitchen features a sleek island, creating an ideal hub for culinary endeavors and socializing. An adjacent dining room and spacious living room complete the open-concept design, providing a harmonious flow between the living areas.
- **Additional Amenities :** Includes a convenient laundry room, equipped with modern appliances and air conditioning throughout to ensure a comfortable environment all year round.
- **Parking and garages:** it not only has a driveway with a parking space for three cars, but also two underground garages in the neighbouring residence, providing secure parking for a total of three vehicles.
- **Outdoor Oasis:** A beautiful 500 square meter garden surrounds the property, providing a lush and private retreat. A swimming pool, shared with the adjacent small residence, completes the leisure activities.
- **Location:** Located just a few minutes drive from Monaco, the villa enjoys a prime location in one of the most sought-after areas of the French Riviera. A leisurely 5-minute walk takes you into the heart of Cap d'Ail, where you can discover charming cafes, restaurants and shops. The beach is also easily accessible, with a pleasant 15-minute walk.

This villa in Cap d'Ail represents the epitome of coastal living on the French Riviera, offering a harmonious blend of modern comfort, timeless elegance and a great location near Monaco. Whether you are looking for a permanent residence or a holiday retreat, this property is a true gem waiting for its new owner.



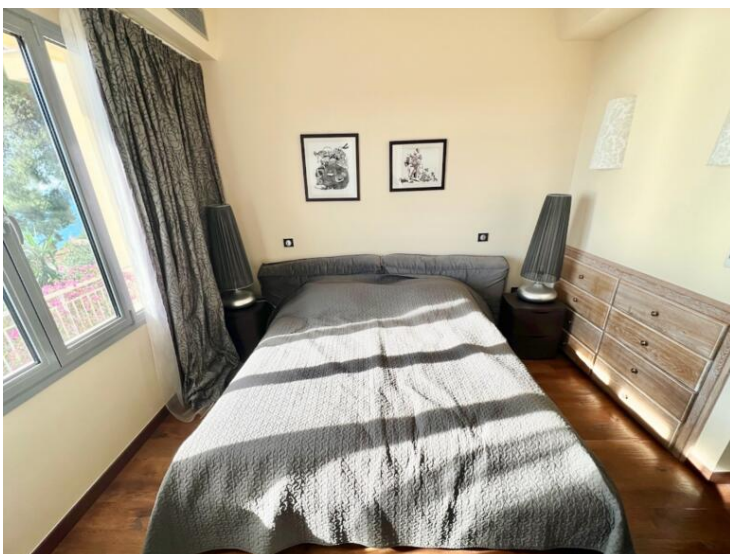


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