

## CAP D'AIL - VILLA WITH SWIMMING POOL NEAR MONACO

For sale

1 950 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>District</i> <b>Cap-d'Ail</b>	<i>City</i> <b>Cap-d'Ail</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>221 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>Box</i> <b>2</b>	<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>VF1465</b>

Beautiful 220 sqm villa, in perfect condition and out of sight, ideally located just 2 minutes from the center of Cap d'ail and 5 minutes from Monaco. Close to all amenities, beaches and 20 minutes from Nice Côte d'Azur international airport. The house is set on a 589 sqm plot.

This property consists of a large double living room opening onto a terrace, a fireplace and office area with very beautiful solid parquet flooring and air conditioning. An open fitted kitchen, with rear access to the swimming pool.

Upstairs, ab bedroom with shower room, plenty of storage space and air conditioning.

On the ground floor, spacious bedroom with dressing room, two other large bedrooms opening onto a terrace, 2 shower room and a bathroom with laundry area and a dressing room

On the back of the villa, in absolute calm, a swimming pool with its lounge terrace, solarium and barbecue.

Two large garages complete this property.



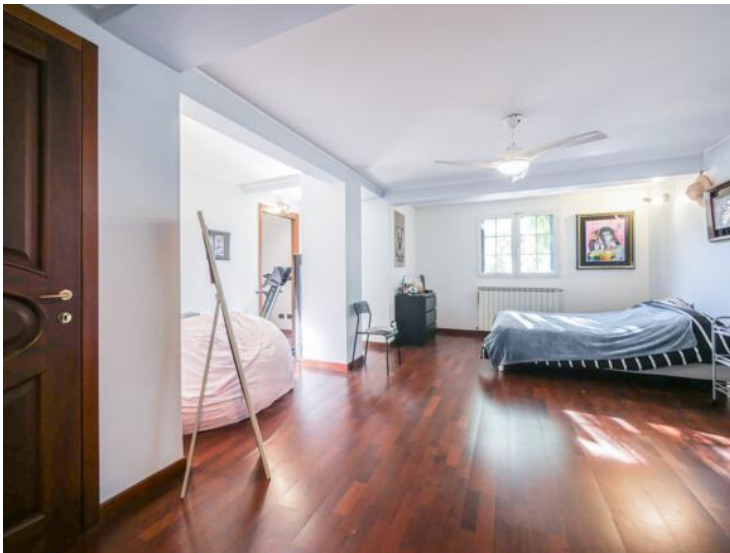


Agency fees are payable by the vendor.

"Information on the risks to which this property is exposed is available on the Géorisques website  
<http://georisques.gouv.fr>.



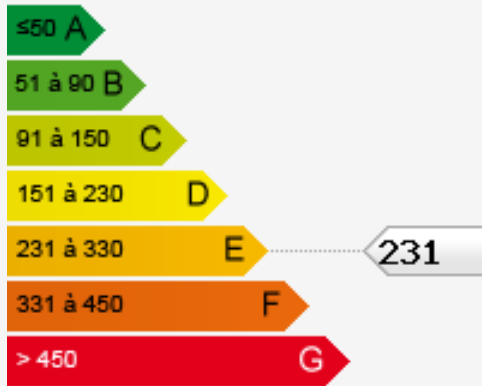








### Consommations énergétiques



### Émissions de gaz à effet de serre

