



# JOHN TAYLOR

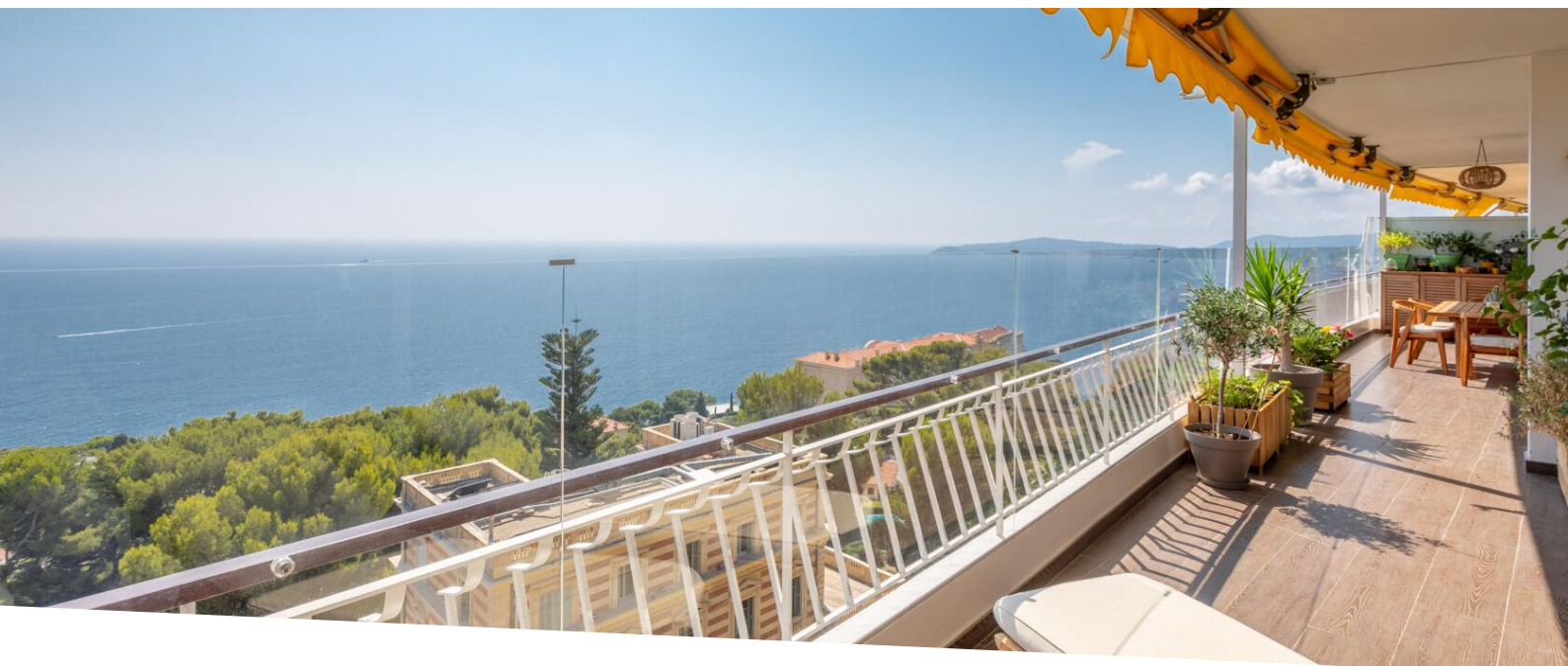
LUXURY REAL ESTATE SINCE 1864

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## SOLE AGENT - SUPERB T4 FACING SOUTH, EXCEPTIONAL SEA VIEW

For sale

Price on request

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 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>112,47 m<sup>2</sup></b>	<i>Terrace area</i> <b>34,50 m<sup>2</sup></b>	<i>Total area</i> <b>147,18 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>	<i>Box</i> <b>2</b>
<i>Floor</i> <b>3</b>	<i>Annual costs</i> <b>9 000 €</b>	<i>Condition</i> <b>Very good condition</b>	<i>Ref.</i> <b>V1186MC</b>

Magnificent top floor 4-room apartment of 112.5 sqm of living space + 34.5 sqm of terraces, just a few minutes' walk from the Cap d'Ail town center and Mala beach.

Very bright and quiet, this apartment boasts an exceptional 180° sea view, south-facing exposure and is close to all amenities.

High quality finishings, with plenty of storage space and made-to-measure woodwork, the apartment has the following layout:

- A 37.7 sqm living room with open-plan kitchen, a technical terrace with storage space, and a large, wide sea-



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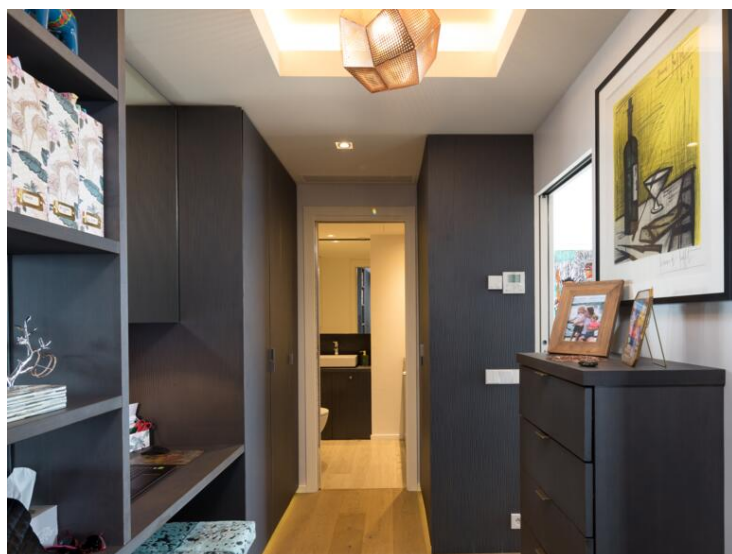
facing  
terrace of over 30 sqm.  
- A master area with a large dressing room and study, a bedroom and a bathroom / shower both with sea view, a separate toilet with laundry.  
- A second night area comprising of 2 large bedrooms with big cupboards, a bathroom and a guest toilet.

A fully tiled and fitted above-ground cellar and 2 very large garages with electric doors complete this property.

Contact Jean-Yves Le Graverend: 0607934621









### Diagnostic de Performances Énergétiques

