



## CAP D'AIL - VILLA WITH POOL - PANORAMIC SEA VIEW

For sale

2 300 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</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>150 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>2</b>	<i>Condition</i> <b>Good condition</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>VF1527</b>

In the sought-after Roccamare district of Cap d'Ail, this Provençal villa offers panoramic sea views, just minutes from Monaco.

In the heart of the sought-after Roccamare district in Cap d'Ail, this stunning Provençal villa of 780 sqm offers an exceptional panoramic view of the sea. Ideally located with immediate access to public transport, the sea, beaches, and main roads, this villa benefits from optimal sunlight and absolute tranquility, just minutes from Monaco. The villa features an entrance hall, a fully equipped independent kitchen, a living/dining room with terrace, guest toilets, and a bedroom with an en-suite shower room on the upper floor. On the lower level, there are two bedrooms, a shower room, a bathroom with toilets, a laundry room, a large dressing room, and an independent guest bedroom with its own shower room and toilets. You will also enjoy multiple terraces, a swimming pool, a heated jacuzzi, a hammam, an outdoor kitchen, and a landscaped garden.

This villa offers high-end amenities such as air conditioning, double glazing, electric shutters, an alarm





system, intercom, electric gate, video surveillance, automatic irrigation, fencing, and outdoor lighting.

A spacious garage with room for two cars completes this property.







