

CAP D'AIL | CHARMING VILLA NEAR MONACO

For sale France

1 790 000 €

Located just a 5-minute walk from the famous Monaco Botanical Gardens, this exclusive villa embodies the elegance and charm of the French Riviera. Set on a plot of over 1,500 m², it offers breathtaking panoramic views of the Mediterranean Sea and Cap Ferrat.

Product type	Villa	Num rooms	5
Living area	140 m ²	Num bedrooms	4
Terrace area	600 m ²	Num parking	1
Land area	960 m ²	District	Cap-d'Ail
View	Sea	City	Cap-d'Ail
Exposure	South	Country	France
Condition	Very good condition	In collaboration with	SAS RIVIERA PROPERTIES

Refined and Bright Living Spaces

In perfect condition, the villa spans two main levels, combining bright spaces with top-notch features:

- **Main Floor:**

A cozy living room with a fireplace opens onto a large covered terrace with spectacular sea views. A fully equipped independent kitchen leads to a shaded terrace, perfect for outdoor dining. This level also includes a spacious bedroom, a bathroom, and a separate toilet.

- **Garden Level:**

With direct access to the pool, this level features two comfortable bedrooms, a bathroom, a separate toilet, and ample storage space.

Idyllic Outdoor Spaces

The beautifully landscaped garden surrounds the property, featuring several terraces and a stunning pool bordered by a natural stone deck.

Additional Features

An independent studio, a sauna, and a parking space enhance this high-quality property.

Perfectly Designed

This villa is ideal as a primary or secondary residence, offering a unique combination of comfort, privacy, and proximity to Monaco.

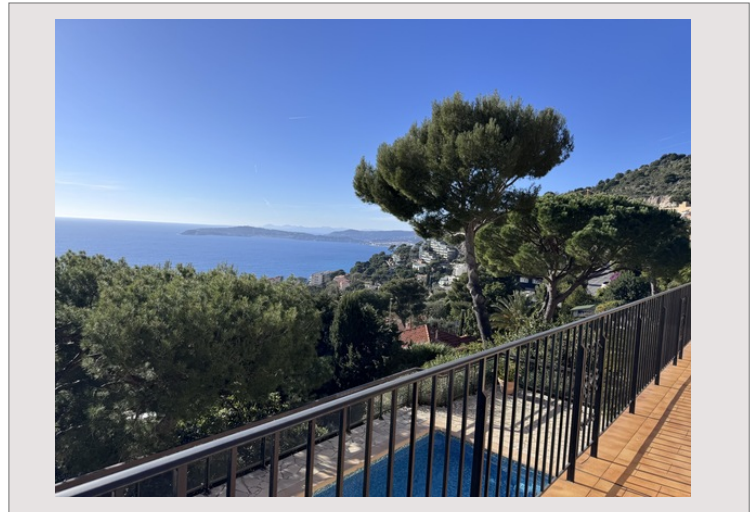
Included Features: fireplace, sliding windows, internet access, blinds, crawl space, electric shutters, intercom, electric gate, swimming pool, sauna, playground.

Note: Agency fees are included and are the responsibility of the seller.

For more information about risks associated with this property, please visit Géorisques.

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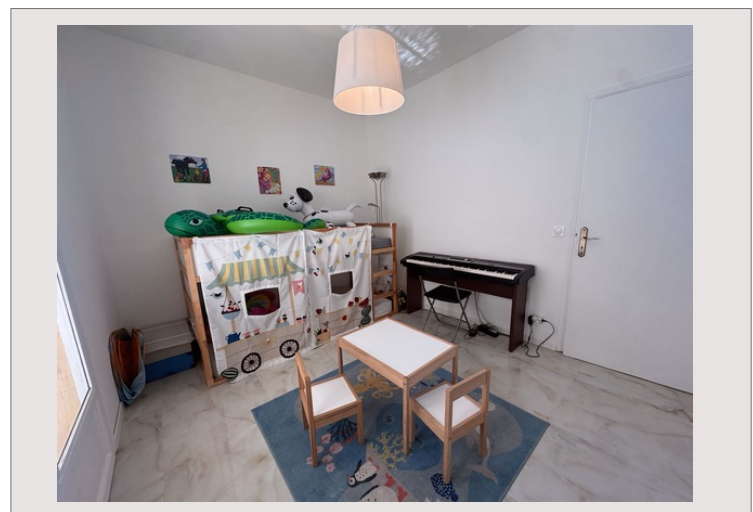
Discover this exceptional villa, a true haven of peace overlooking the Mediterranean.



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logement très performant



-
kWh/m².an

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kg CO₂/m².an

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logement extrêmement consommateur d'énergie