

SUPERB T4 FACING SOUTH, EXCEPTIONAL SEA VIEW

For sale France

1 580 000 €

Product type	Apartment	Num rooms	4
Total area	147.18 m²	Num bedrooms	3
Living area	112.47 m²	Num cellars	1
Terrace area	34.50 m²	Num box	2
Condition	Very good condition	District	Cap-d'Ail
Floor	3	City	Cap-d'Ail
Annual costs	9 000 €	Country	France

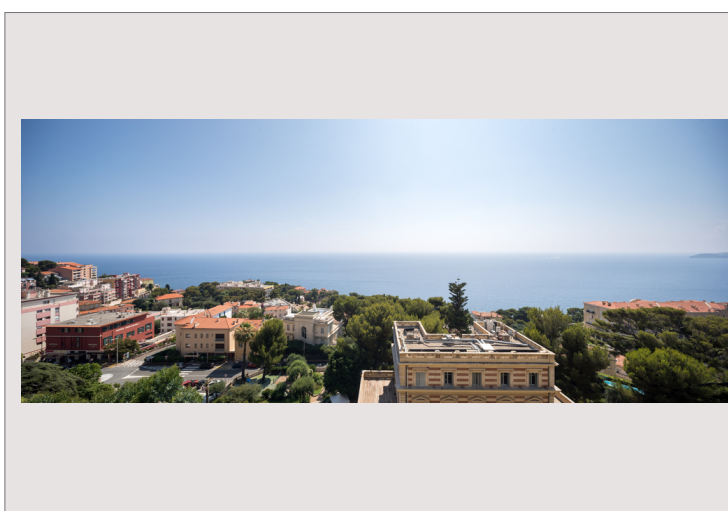
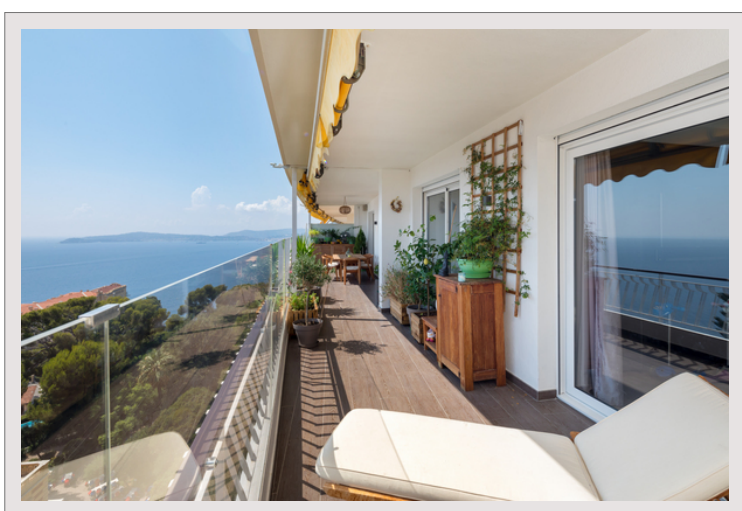
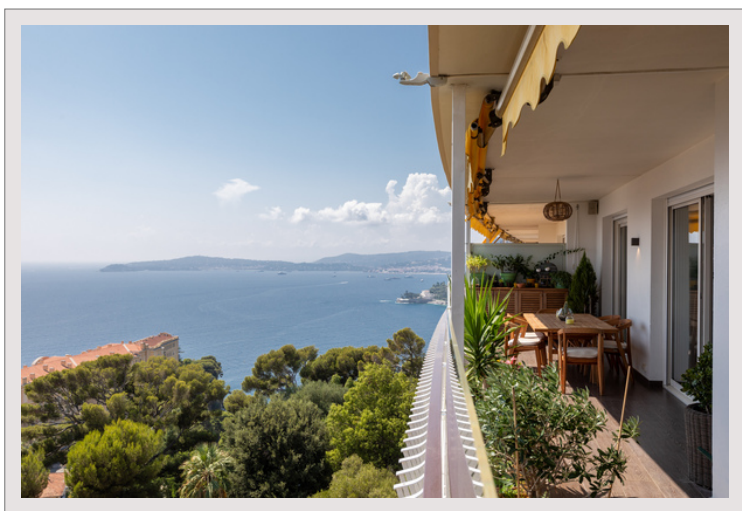
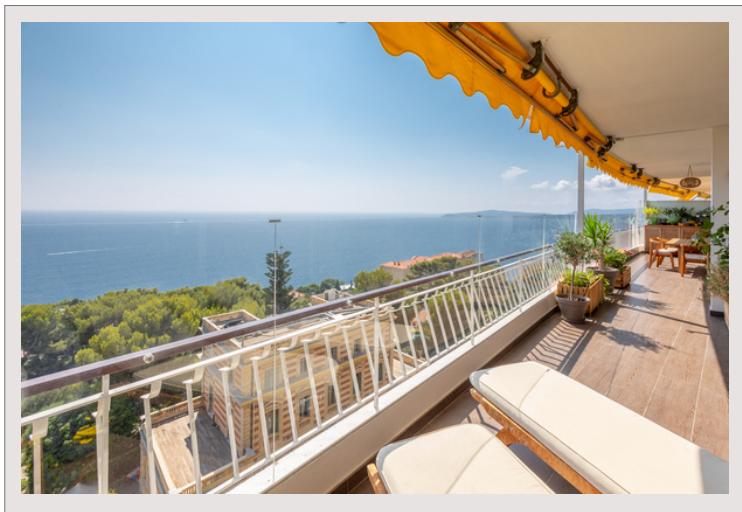
Magnificent top floor 4-room apartment of 112.5 sqm of living space + 34.5 sqm of terraces, just a few minutes' walk from the Cap d'Ail town center and Mala beach.

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

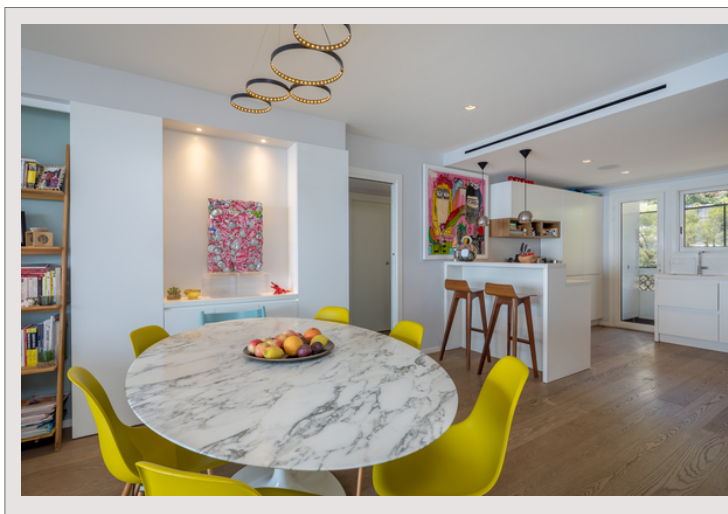
High quality finishings, with plenty of storage space and made-to-measure woodwork, the apartment has the following layout:

- A 37.7 sqm living room with open-plan kitchen, a technical terrace with storage space, and a large, wide sea-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.
- One closed garage is included in the price, a second one is available in option
A fully tiled and fitted above-ground cellar and 2 very large garages with electric doors complete this property.

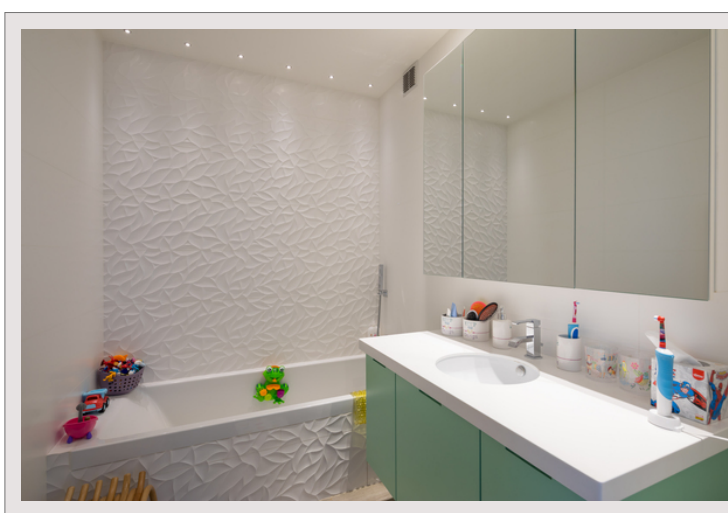
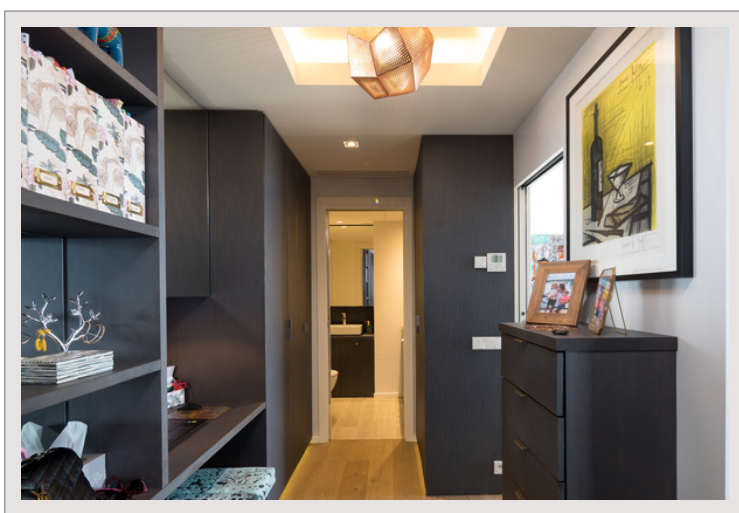
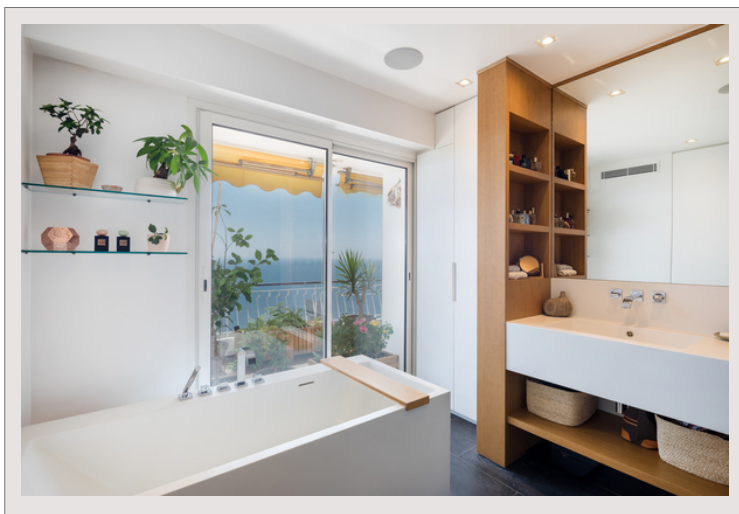
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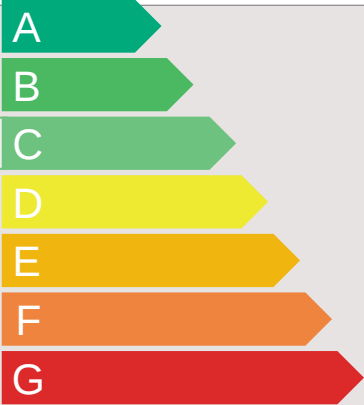


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logement très performant



150 kWh/m².an
16 kg CO2/m².an

logement extrêmement consommateur d'énergie