

## Beachfront Villa in Cap d'Ail: A Gem Not to Be Missed

For sale France

12 750 000 €

Nestled in one of the most sought-after locations in Cap d'Ail, this sumptuous Belle Époque villa represents a rare opportunity to fully experience the Mediterranean.

Product type	House	Num rooms	5+
Total area	1 610 m <sup>2</sup>	Num bedrooms	+5
Living area	360 m <sup>2</sup>	Num parking	2
View	Breathtaking panoramic sea views	District	Cap-d'Ail
Exposure	SOUTH	City	Cap-d'Ail
Condition	To refresh	Country	France

Ideally located on the seafront, along the famous "Sentier des Douaniers," this unique property offers spectacular panoramic views of the sea.

With a large plot of 1,610 m<sup>2</sup>, this charming residence invites timeless elegance while offering potential for modernization. The main villa of 250 m<sup>2</sup> is completed by a guest house of 110 m<sup>2</sup>, ideal for hosting family and friends in complete privacy.

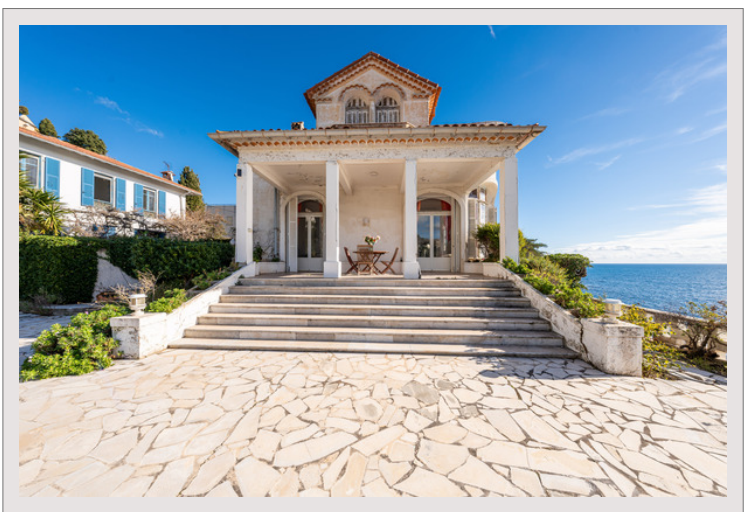
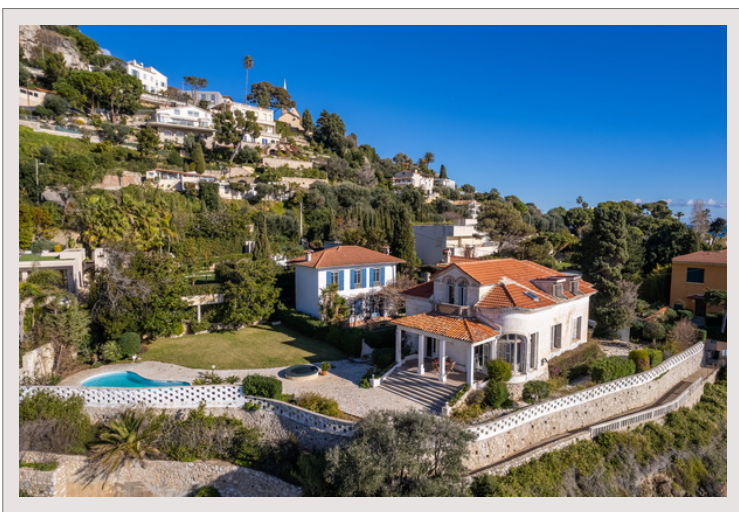
The beautifully landscaped garden, sparkling swimming pool, relaxing jacuzzi and fully equipped summer kitchen create a true haven for convivial moments in front of breathtaking panoramas.

The villa comprises 12 rooms in total, with spacious and bright spaces: a large majestic entrance, an elegant living room, a functional kitchen, 10 bedrooms and 8 bathrooms. The estate also has parking for 3 vehicles.

This exceptional property combines historic charm and investment potential thanks to its building capacity, all at an attractive price.

A dream place for lovers of heritage and luxury, offering a unique living experience on the French Riviera.

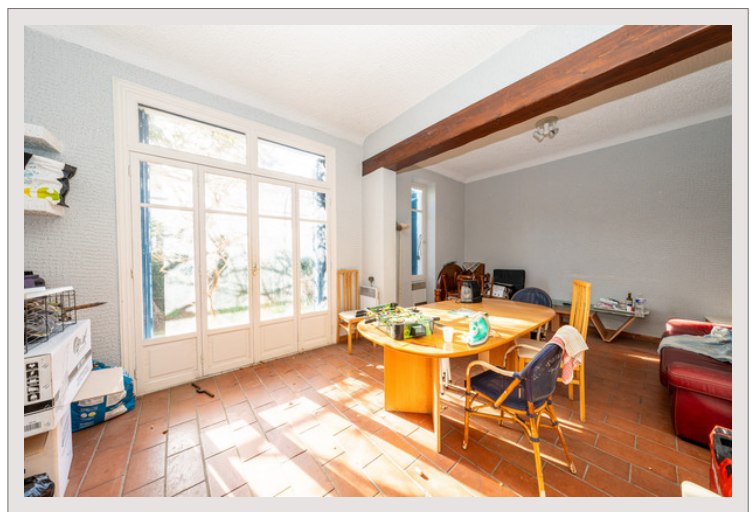
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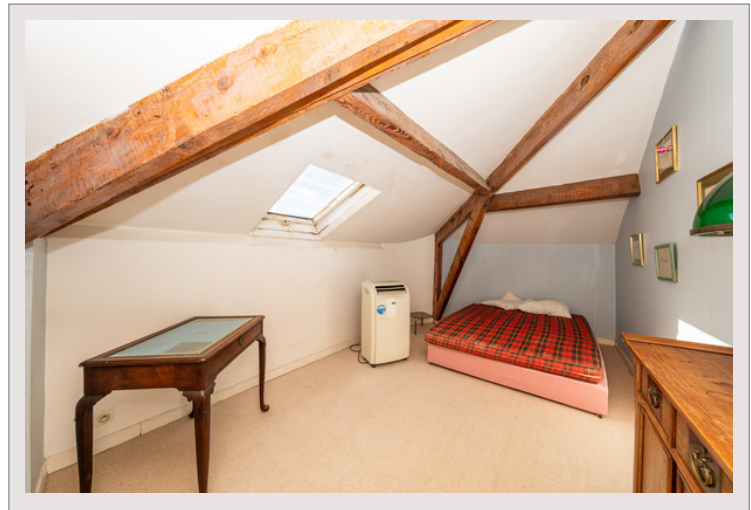
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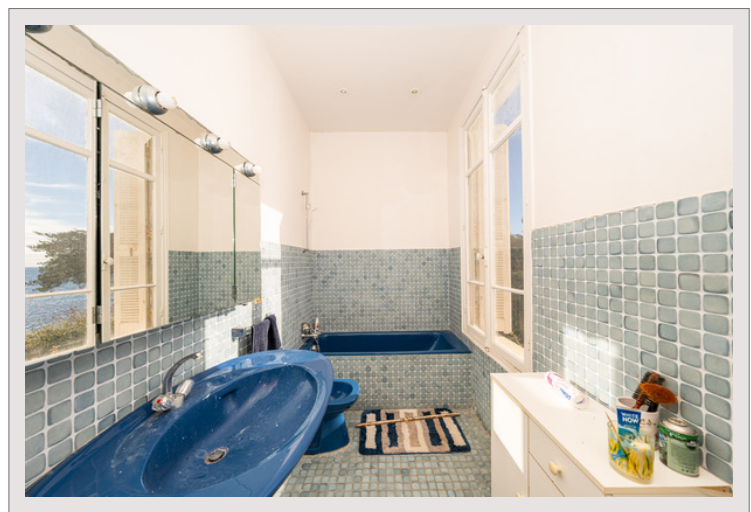
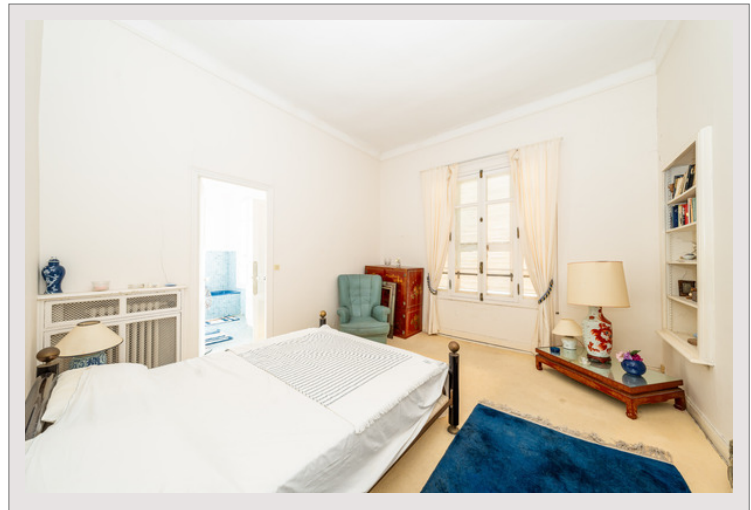
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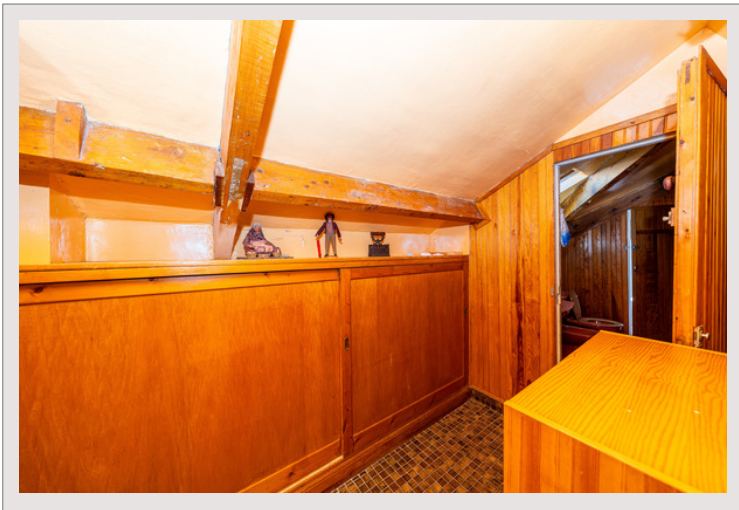
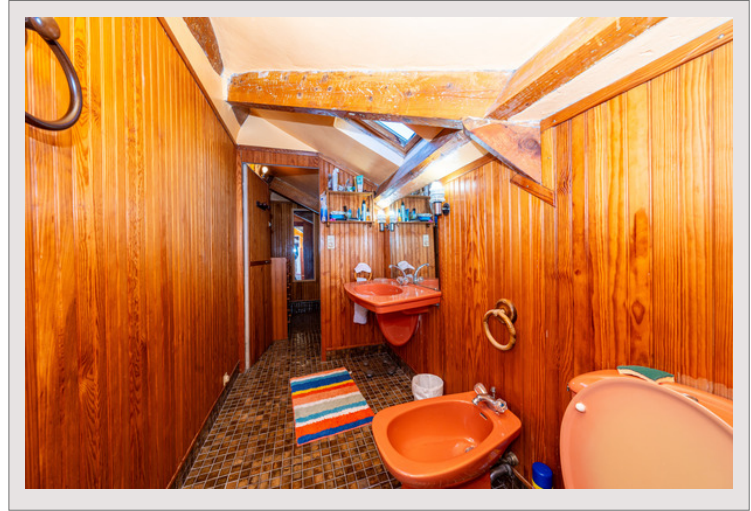
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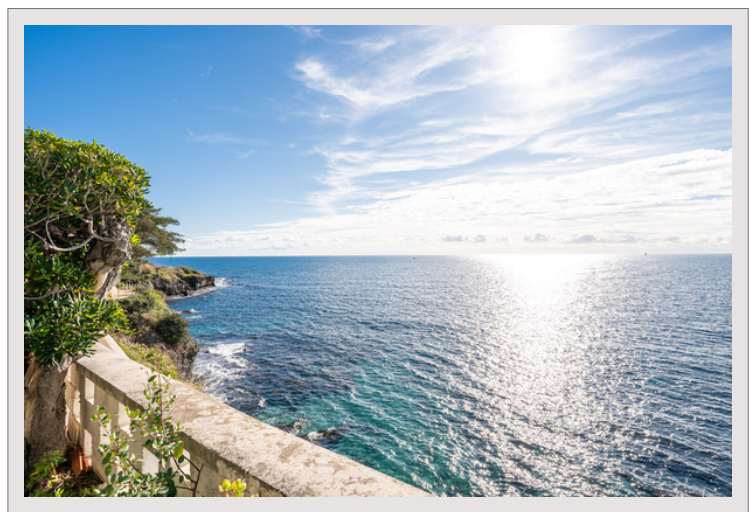
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