

## Cap d'ail - Rooftop villa of 98sqm - terrace 150 sqm offering sea view

### For sale France

### 1 395 000 €

Unique property with sea view, private entrance  
Near Monaco  
Closed double box

Product type	Penthouse/Roof	Num rooms	3
Living area	98 m <sup>2</sup>	Num bedrooms	2
Terrace area	150 m <sup>2</sup>	Num parking	3
View	Sea	Num box	2
Exposure	South	District	Cap-d'Ail
Condition	Luxurious amenities	City	Cap-d'Ail
Floor	3	Country	France
Release date	Now		

Magnificent rooftop apartment **renovated with 3** rooms (convertible into 4 rooms) at the gates of Monaco.

Beautiful volumes of 98 sqm<sup>2</sup>, and the terrace of 50 sqm<sup>2</sup> + a (Solarium) roof terrace of 120 sqm<sup>2</sup> with panoramic views.

It consists of a large living room and open kitchen with sea view.

The 2 bedrooms with their walk-in shower room and built-in wardrobes.

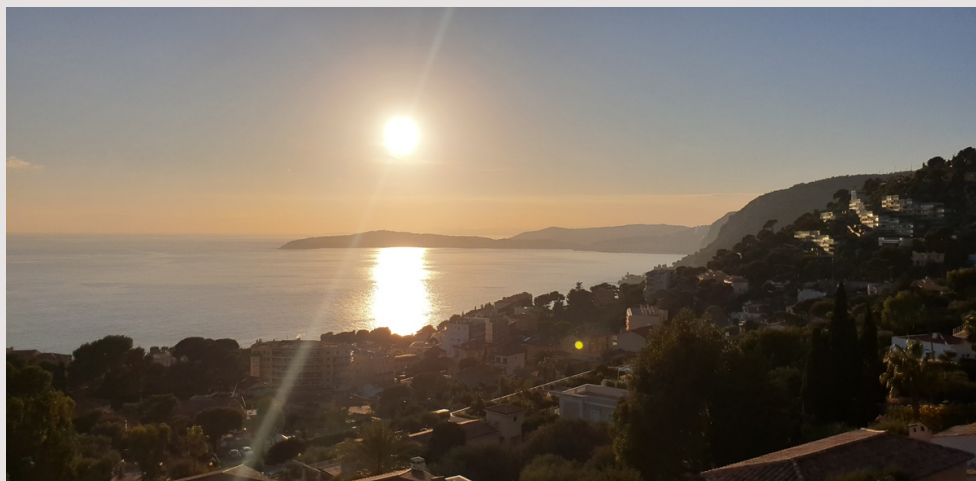
New American kitchen with its sea view.

Double independent box closed.

Possibility to acquire a studio in addition to 22m<sup>2</sup> with terrace, patio, cellar and parking Price 295.000€

Price : 1.395.000€ (Fee payable by the seller)

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logement très performant

A

B

C

D

E

F

G

116

kWh/m<sup>2</sup>.an

4

kg CO<sub>2</sub>/m<sup>2</sup>.an

logement extrêmement consommateur d'énergie