



## MONACO BORDER / CAP D'AIL / VILLA TO COMPLETELY RENOVATE

For sale France

1 180 000 €

Product type	Villa	Num rooms	3
Total area	560 m <sup>2</sup>	Num bedrooms	2
Living area	140 m <sup>2</sup>	City	Cap-d'Ail
Terrace area	20 m <sup>2</sup>	Country	France
Land area	400 m <sup>2</sup>	Floor	Ground floor

**FRONTIERE MONACO** - Rare opportunity to seize! This charming villa on two levels, located in Cap d'Ail, close to Monaco, offers exceptional potential for lovers of renovation.

With a total living area of 140 m<sup>2</sup>, the property is currently divided into two separate apartments:

- On the garden level, a 2-room apartment of about 43 m<sup>2</sup>, with a large terrace, offering a bright and friendly living space.
- On the first floor, a 4-room apartment of about 77 m<sup>2</sup>, offering a comfortable layout and endless possibilities for redevelopment.

- 20 m<sup>2</sup> roof terrace, with a studio-loft offering stunning views of the sea and the majestic Cap-Ferrat.

Nestled on a terraced plot of approximately 400 m<sup>2</sup>, this villa benefits from a landscaped garden on several levels, offering a natural and peaceful setting to its future residents.

Ideally located close to all amenities and the sea.

This character villa offers great potential, with the possibility of extending the property and creating a rooftop swimming pool or jacuzzi, to create your own oasis of wellbeing.

Don't miss this opportunity ideally located at the gates of Monaco and close to all amenities and the sea...

