

Cap d'Ail – Prestigious Neo-Provençal Villa with Panoramic Sea View

For sale France

6 450 000 €

Product type	Villa	Num rooms	-
Total area	368.27 m ²	Num bedrooms	5
Living area	258.29 m ²	District	Cap-d'Ail
Terrace area	150 m ²	City	Cap-d'Ail
Land area	1 400 m ²	Country	France
Condition	Good condition	In collaboration with	SAS RIVIERA PROPERTIES

Just two kilometres from Monte-Carlo, in one of the most sought-after areas of the Riviera, this elegant independent neo-Provençal villa enjoys a south-facing exposure and breathtaking panoramic sea views extending to Cap Ferrat, visible from every room.

Fully renovated using top-quality materials, the property offers approximately **260 sqm of living space**, with **potential for extension**, and a harmonious layout separating reception areas from the sleeping quarters.

The bright living spaces include several lounges with fireplaces, a library, an office, a fully equipped kitchen with dining area, and refined finishes such as marble, Versailles parquet flooring and bespoke joinery. The night area features **five bedrooms, three bathrooms**, dressing rooms and custom storage, complemented by **independent staff accommodation**.

Outdoor living is exceptional, with over **300 sqm of terraces and covered loggia**, seamlessly extending the interior spaces towards the sea.

A fully independent **100 sqm guest annex** includes a private guest suite, a fully equipped summer kitchen with barbecue and a garden utility area.

The property boasts a **heated infinity swimming pool**, salt-treated, with balneotherapy and counter-current swimming, surrounded by a large panoramic terrace.

The flat **1,400 sqm landscaped garden**, featuring century-old trees, English lawn, integrated lighting and automatic irrigation, offers a rare sense of tranquillity.

Secure access via automated gate, pedestrian access to the centre of Cap d'Ail and **ample parking** with three covered spaces and additional outdoor parking.

A rare opportunity, combining location, views, refined architecture and immediate proximity to Monaco.

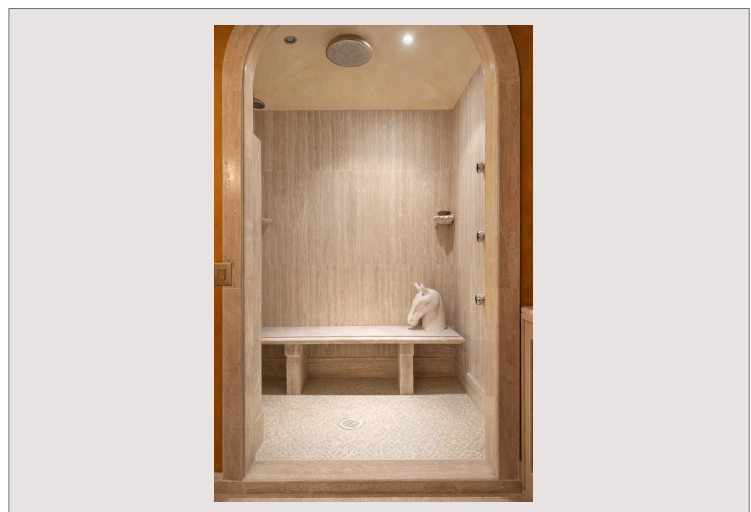
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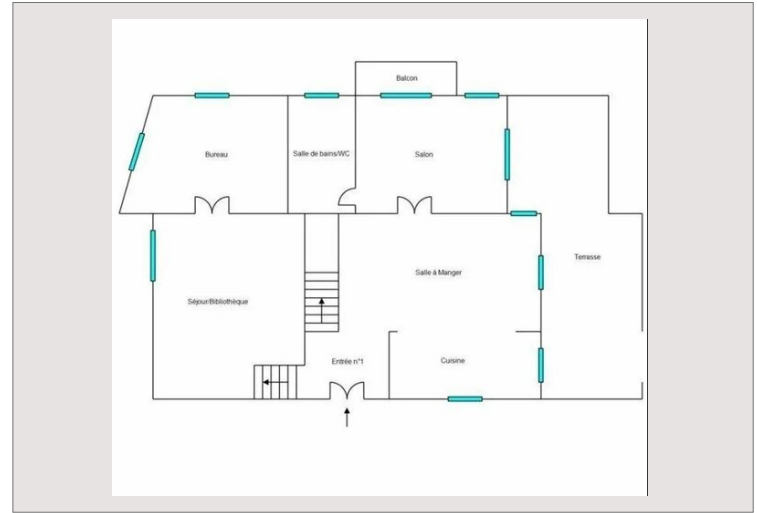
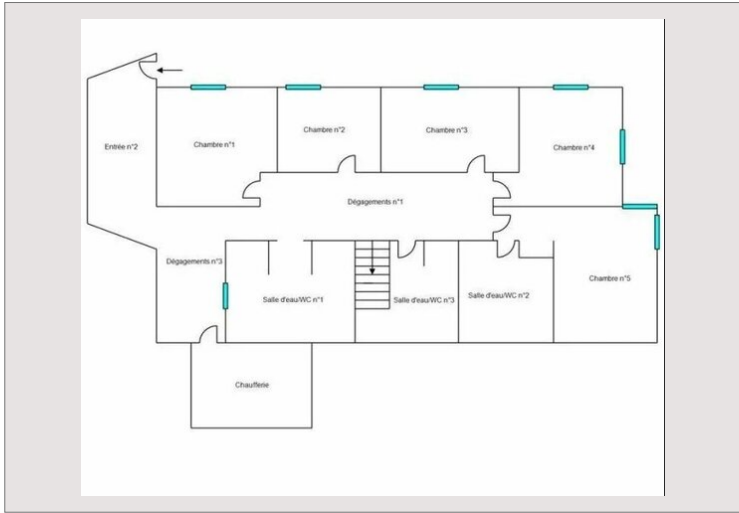
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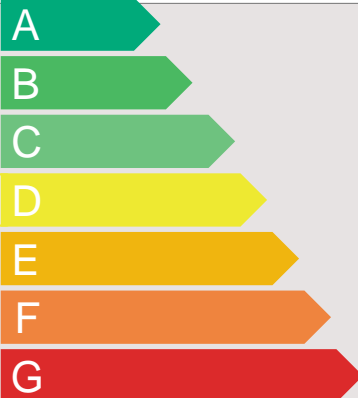
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logement très performant



156
kWh/m².an

34
kg CO₂/m².an

logement extrêmement consommateur d'énergie