



For sale France - Cap-d'Ail
CAP D'AIL - TOWNHOUSE - CITY CENTRE

1.850.000 €

6
Rooms

5
Bedrooms

3
Bathrooms

150 sqm
Total area

1
Parking

In Cap d'Ail, just minutes from Monaco and the beaches, this property offers rare potential in a peaceful and sought-after setting.

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« Immeuble Michelangelo »
98000 Monaco

VF1552
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Property features

Product type :	House	Num rooms :	6
District :	Cap-d'Ail	City :	Cap-d'Ail
Country :	France	Living area :	150 m ²
Bedrooms :	5	Bathrooms :	3
Parking :	1	Condition :	Very good condition
View :	Unobstructed sea and city	Release date :	Now
Ref. :	VF152		

Descriptions

Perfectly located in a quiet residential area of Cap d'Ail, within walking distance of the town centre, the beaches and less than five minutes by car from Monaco, this detached house of approximately 151 sqm is arranged over two levels. The ground floor features an entrance hall, a living room, a kitchen, three bedrooms, a utility room, a storage area and two bathrooms. The upper floor includes a separate entrance, two living rooms, two bedrooms, a kitchen, a shower room and a separate WC. Set on a 1,380 sqm plot with outdoor parking, the property offers **exceptional potential for expansion up to 800 sqm of living space**. Each level is currently rented independently. A rare investment opportunity in one of the most desirable areas of the French Riviera.

Agency fees are payable by the seller unless otherwise stipulated in the mandate.

Diagnostic reports are currently being prepared.

The property is not subject to co-ownership regulations.

This property is subject to the Natural and Technological Risk Report, available at: <https://georisques.gouv.fr/>



