



**For sale France - Cap-d'Ail**  
**CAP D'AIL - VILLA - PANORAMIC SEA VIEW**

**3.350.000 €**

**7**  
Rooms

**6**  
Bedrooms

**6**  
Bathrooms

**267 sqm**  
Total area

In Cap d'Ail, in a prime location just steps from the Principality of Monaco, a magnificent three-story home with a pool, offering spacious rooms and an exceptional living environment with panoramic sea views.

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« Immeuble Michelangelo »  
98000 Monaco

VF1631  
1 / 10

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## Property features

|                |                     |                |                     |
|----------------|---------------------|----------------|---------------------|
| Product type : | Villa               | Num rooms :    | 7                   |
| City :         | Cap-d'Ail           | Country :      | France              |
| Living area :  | 267 m <sup>2</sup>  | Terrace area : | 115 m <sup>2</sup>  |
| Land area :    | 581 m <sup>2</sup>  | Bedrooms :     | 6                   |
| Bathrooms :    | 6                   | Box :          | 1                   |
| Annual costs : | 5 040 €             | Condition :    | Very good condition |
| View :         | Panoramic sea views | Exposure :     | East                |
| Release date : | Available           | Ref. :         | VF1631              |

## Descriptions

On the garden level, the property features a triple reception room with living and dining areas, a fireplace and an entrance hall of approximately 78 sqm, opening onto a beautiful terrace. It also includes a brand-new fully fitted kitchen, a guest WC, and a bedroom with an en-suite shower room and WC.

Upstairs, a hallway leads to two bedrooms, a shower room with WC, and a master bedroom with an en-suite bathroom and an additional shower room with WC. All bedrooms enjoy direct access to a magnificent terrace offering panoramic sea views.

On the ground floor, there is a 28 sqm boiler room, also serving as a storage area and directly accessible from the house, as well as two independent studios measuring 26 sqm and 38 sqm respectively, the larger one opening onto a lovely terrace.

Built on a 581 sqm plot, the property also benefits from a detached garage accommodating two vehicles. Above the garage is an additional storage space of approximately 19 sqm, which could be converted into a studio apartment.

A rare property in Cap-d'Ail combining charm, comfort and an exceptional location.

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

Estimated annual energy costs for standard use: between €3,670 and €5,040.

Average energy prices indexed to 2023.

The property is not subject to co-ownership regulations.

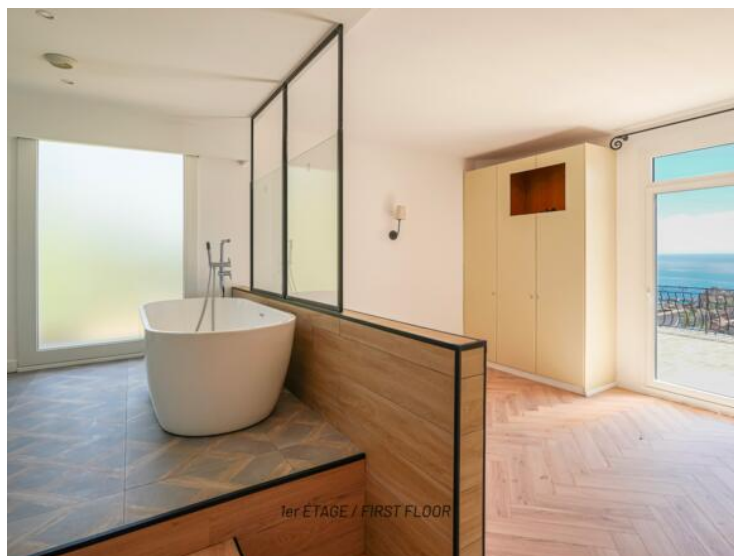
Information regarding natural risks and pollution is available on the Géorisques website: <https://georisques.gouv.fr/>



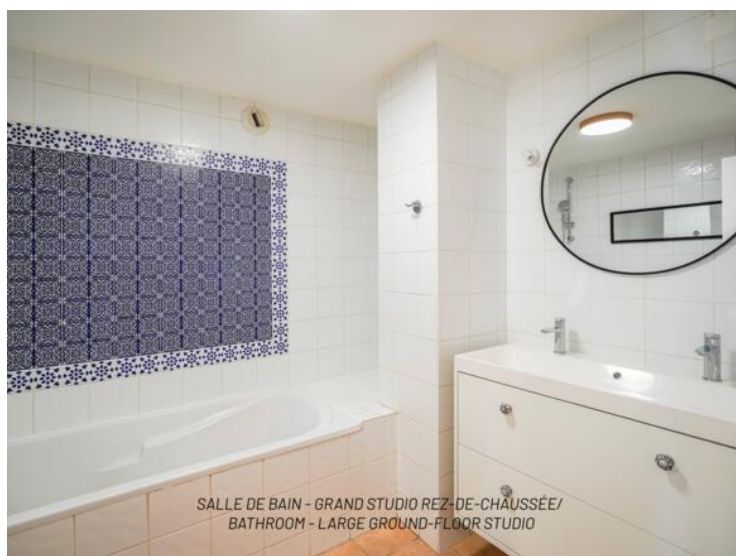




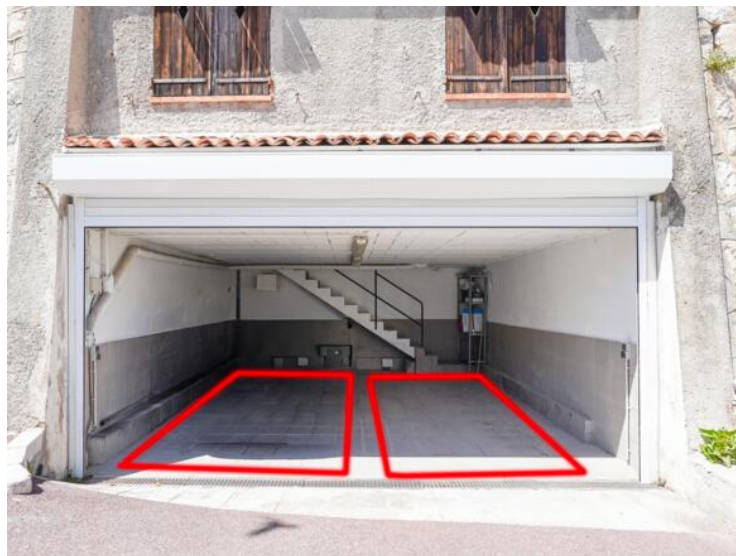








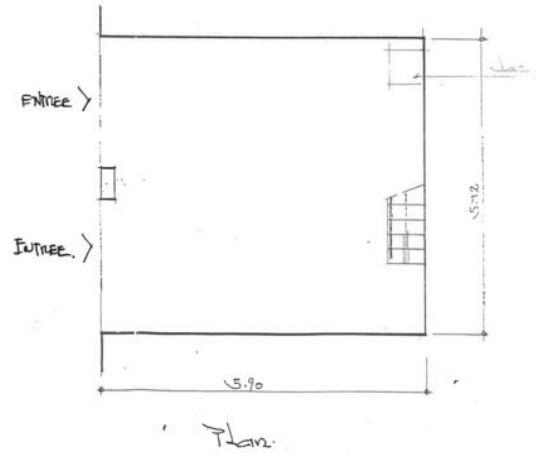
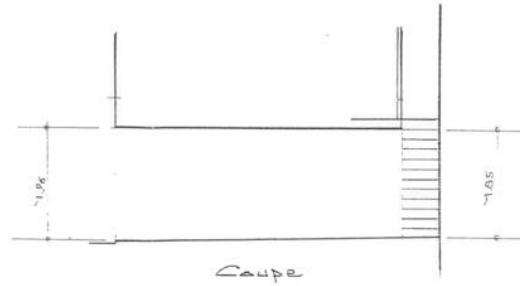




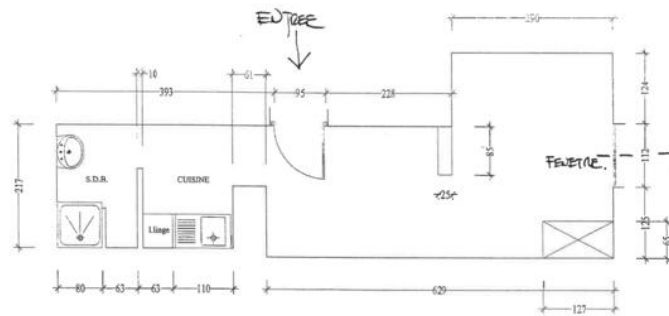
- Villa Kelly -

- Garage -  
Etat des lieux

Ech: 2 cm 7.12



1

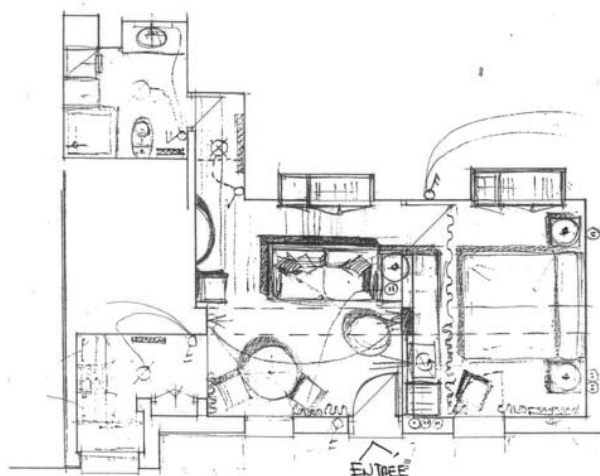


Etat des lieux

Studio

2.





-3-

