

For sale France - Cap-d'Ail

CAP D'AIL - NEW VILLA - SEA VIEW

1.950.000 €

5	4	2	143 sqm	1
Rooms	Bedrooms	Bathrooms	Total area	Parking

In the immediate vicinity of Monaco, this new villa offers four bedrooms and a pleasant view of the sea. It benefits from a private garden of 392 sqm with swimming pool, as well as a cellar and a double garage.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

VF1659

Tél : +377 92 16 16 32
monaco@barnes-international.com
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This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

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Property features

Product type :	House	Num rooms :	5 rooms
City :	Cap-d'Ail	Country :	France
Living area :	143 m²	Garden area :	392 m²
Bedrooms :	4	Bathrooms :	2
Parking :	1	Cellar :	1
Condition :	New	View :	Sea
Exposure :	South	Release date :	Available
Ref. :	VF1659		

Descriptions

New villa located in Cap d'Ail, close to the Principality of Monaco.

This modern property offers spacious rooms spread over three levels.

It is composed as follows:
- On the first level: a bright living room, a kitchen with a central island and a pleasant sea view, as well as a separate toilet;
- On the ground floor: two bedrooms opening onto the garden, a bathroom and a laundry area;
- On the second floor: two bedrooms and a shower room.

The villa has a private garden of 392 m² with a swimming pool with heat pump, ideal for enjoying the Mediterranean climate.

A cellar and two single garages complete the property.

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

Estimated annual energy costs for standard use: between €940 and €1,320. Average energy prices indexed to 2021.

The property is subject to the co-ownership regime.

The property is subject to a natural hazards and pollution risk assessment, which can be viewed on the Géorisques website: https://georisques.gouv.fr/

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