



3 600 000 €

For sale maison de ville

4 rooms

Surface : 227 m<sup>2</sup>

Surface of the land : 371 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

View : Mer

Hot water : Electrique

Inner condition : renovated

Features :

Pool, Double Glazing, Laundry room

3 bedroom

4 terraces

3 bathrooms

2 garage

#### Legal information

3 600 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Maison de ville 3226 Cap-d'Ail

Ideally located in the city center of Cap d'Ail enjoying a lovely sea view, close to amenities, Monaco, the beaches and the train station, magnificent town house with swimming pool, carefully renovated with refinement. Built on 4 levels, the villa welcomes you with an entrance on the ground floor and its double tiled garage, equipped with storage space, through which you access the villa by an elevator. On the first level, the villa has a swimming pool bordered by large terraces to enjoy moments of relaxation and share friendly moments. On the second level, the villa opens onto a vestibule distributing on one hand, the master bedroom benefiting from a small living room, offering generous volumes, its en-suite bathroom with a shower and a bath, a separate toilet, a large dressing room, and on the other hand, a second bedroom with its en-suite bathroom with toilet. Each bedroom open onto large terraces. On the third level, a majestic elegant...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1872 and 2532 € (reference year 2024)  
Document non contractuel - 22/12/2024

