



1 384 000 €

For sale apartment

3 rooms

Surface : 71 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

Features :

Caretaker, Secured residence, Calm, park, residential, Pool

2 bedroom

2 terraces

2 showers

2 WC

1 parking

2 cellars

#### Legal information

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Fees paid by the owner, well condominium (38 lots in the condominium), annual current expenses 7 000 € (583 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment Cap-d'Ail

Magnificent apartment located in Cap d'Ail, in a small prestigious condominium in the heart of the coastal residential path, renowned for its charm, tranquillity and peaceful atmosphere. The flat comprises a beautiful entrance hall with storage cupboards and wardrobe, a large, bright living room with a beautiful fitted kitchen opening onto a superb terrace with panoramic sea views over the bay of Saint-Jean-Cap-Ferrat. A master bedroom with private terrace, panoramic sea view, shower room/wc and dressing room, a second bedroom with shower room and guest wc. Two cellars complete this magnificent property. Secure parking available at extra cost. Secure residence with on-site caretaker, two sublime swimming pools, in the heart of a magnificent 2-hectare historic park, with direct access to the seafront and Cap d'Ail SNCF train station. The Mala district offers a serene and peaceful lifestyle, yet is close to all amenities. The area is also...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 26/12/2024

