COLDWELL BANKER
EUROPA REALTY

House Cap-d'Ail 95 m²



SALE PRICE : 1 550 000 €

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DESCRIPTION

Ideally located. quiet and with a sea view. this small new detached house without condominium fees is located 200m from MONACO in the town of CAP D'AIL.

This high-end Villa. recent and fully air-conditioned. furnished. decorated and equipped (American kitchen ...). of approximately 90m2 is equipped with several terraces with sea view on a plot of 383 m2.

It consists of:
- a master bedroom upstairs with bathroom/walk-in shower. separate toilet and 30m2 terrace with sea/Monaco view.
- an independent bedroom on one level with closet/dressing room and terrace to the South.
- an independent bathroom with bathtub/shower and toilet
- a living room/lounge with fully equipped open kitchen.
- an annex room (outside and approximately 10 m²) used as a bedroom/office or dressing room.
- a small above-ground swimming pool 2.5 x 5m
- a pleasant landscaped garden with exotic species. approximately 250 m2 with a barbecue/plancha area.

The services are high-end: Miele household appliances. connected doorbell accessible remotely. centralized roller shutters. automatic watering. alarm. infrared multi-camera security system. rainwater recovery system. Samsung Frame 65 Lounge and 55 screens in each room....

It is possible to enlarge this house by adding a room of approximately 26m² on the upper terrace (plan on request)
Private garage 80 m away and numerous parking spaces in the adjacent streets - Access to the house on foot via a small staircase.

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FEATURES

Property type:	House	Area:	95.0 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 146

Greenhouse gas emissions (GHG) index: A 4

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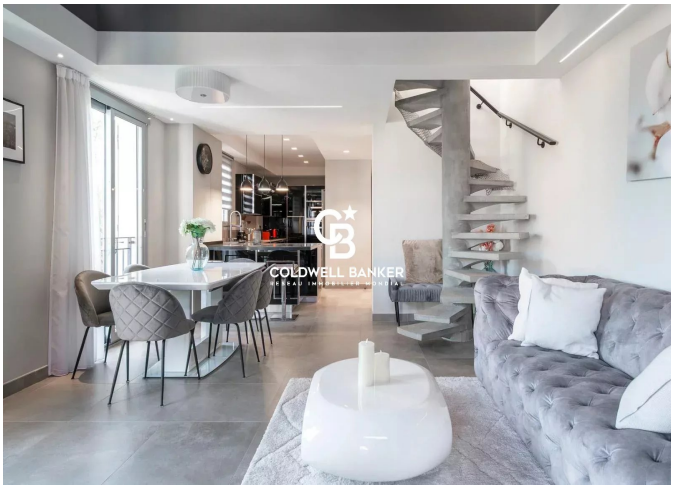





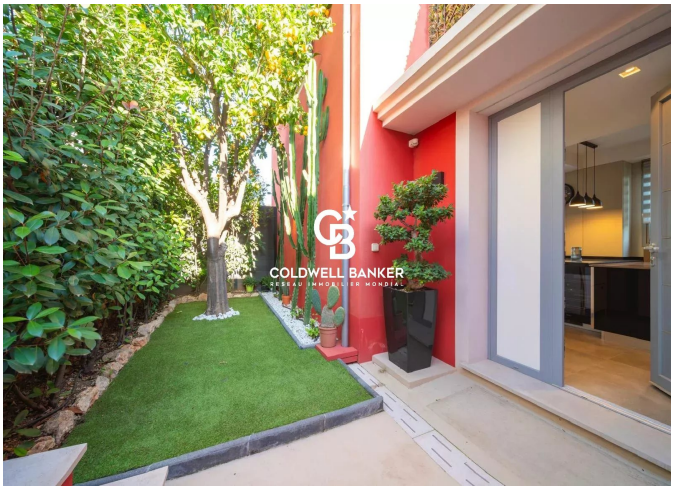

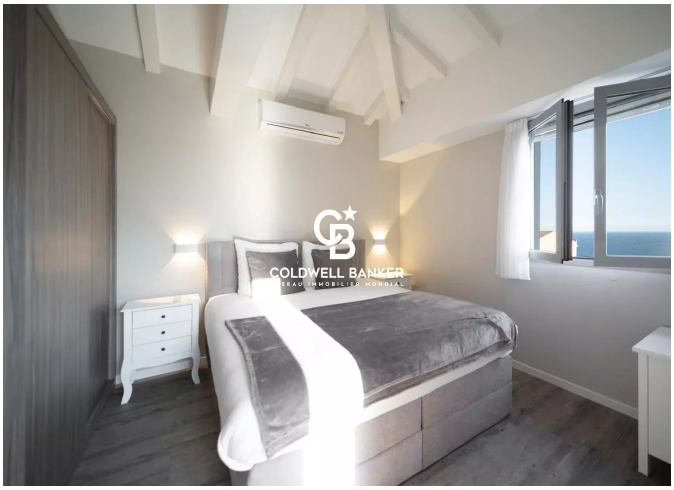

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