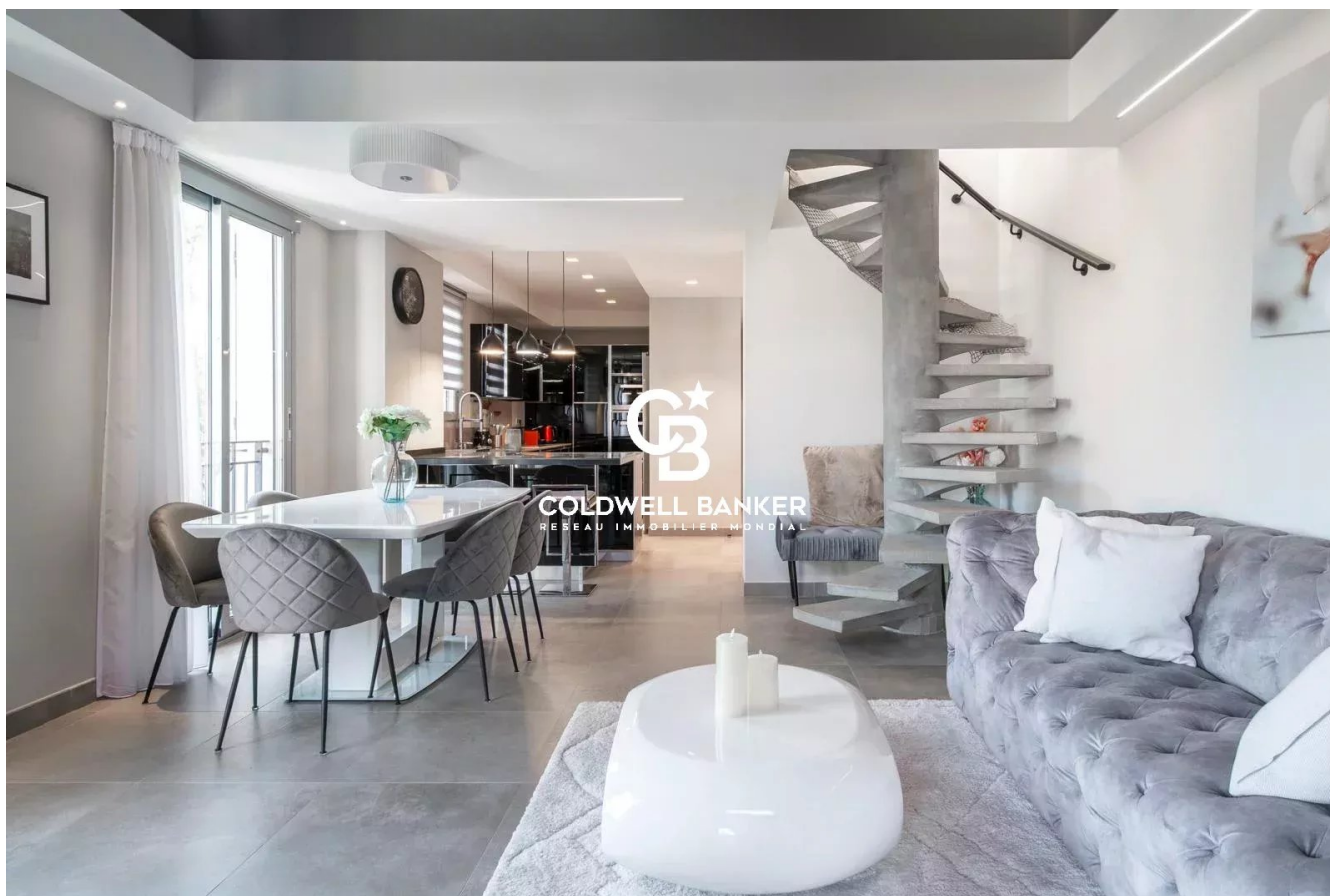


Maison Cap-d'Ail 95 m<sup>2</sup>

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PRIX DE VENTE : 1 699 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

## 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 90m<sup>2</sup> is equipped with several terraces with sea view on a plot of 383 m<sup>2</sup>.

It consists of:

- a master bedroom upstairs with bathroom/walk-in shower. separate toilet and 30m<sup>2</sup> 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 m<sup>2</sup>) 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 m<sup>2</sup> 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 26m<sup>2</sup> 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.

## CARACTÉRISTIQUES

|                |         |                  |                     |                 |       |
|----------------|---------|------------------|---------------------|-----------------|-------|
| Type de bien : | Maison  | Surface :        | 95.0 m <sup>2</sup> | Taxe foncière : | €1.00 |
| NB de pièces : | 4 rooms | NB de chambres : | 3 bedrooms          |                 |       |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 146

Indice d'émission de gaz à effet de serre (GES) : A 4

