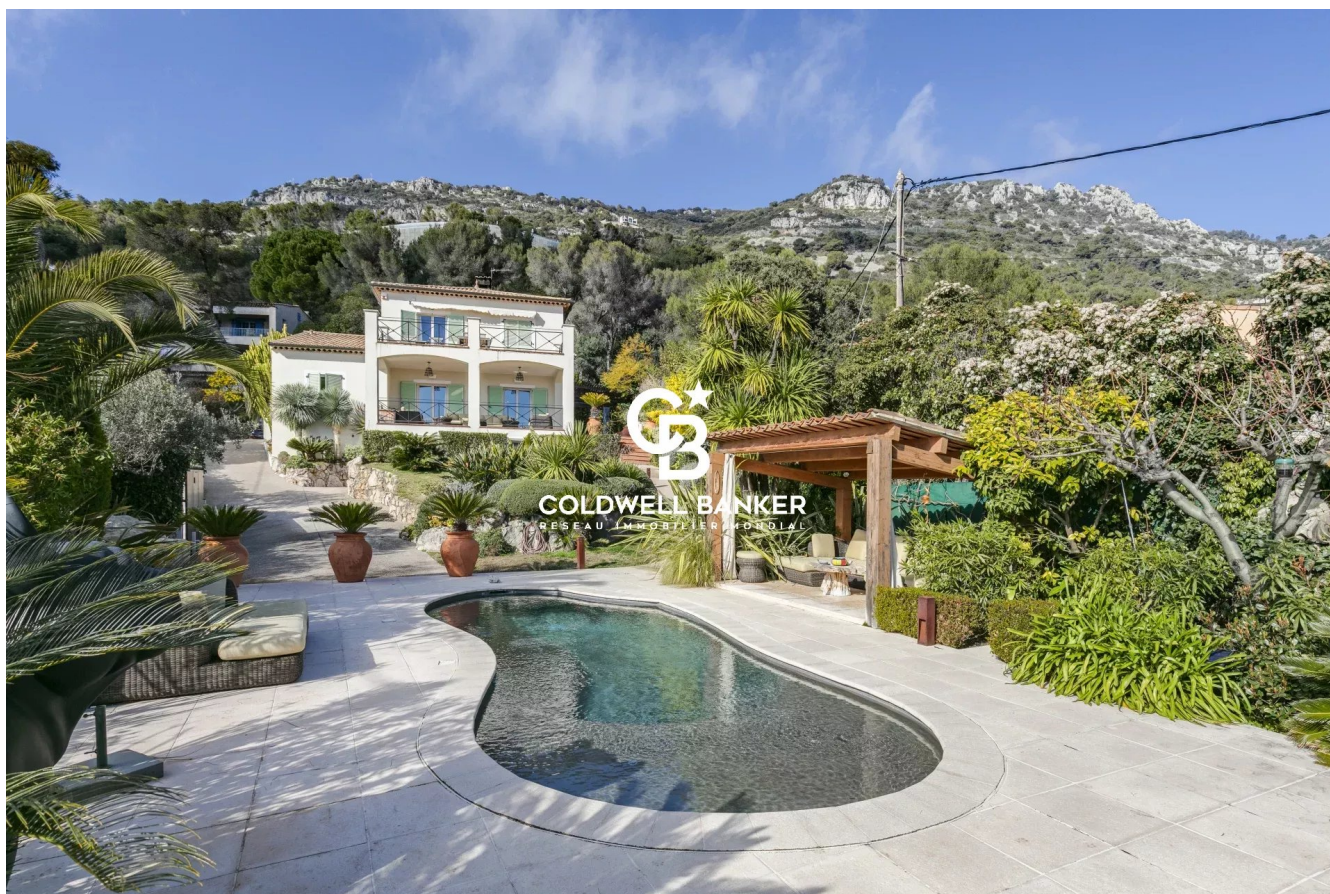


Maison Cap-d'Ail 241 m<sup>2</sup>

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PRIX DE VENTE : 3 390 000 €

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

## DESCRIPTION

Set back from the road, in the heart of a Mediterranean environment and on a quiet, discreet street, this villa offers a peaceful lifestyle while remaining approximately ten minutes from Monaco, with quick access to the motorway.

With approximately 242 sq.m of living space and set on a landscaped 1,505 sq.m plot, the home stands out for its generous volumes, fluid layout and an orientation that opens naturally onto the outdoor areas. The living space features a perfectly appointed open-plan kitchen, extended by the dining area and a lounge with fireplace, all leading out to beautiful terraces on each level, including a covered terrace of approximately 31 sq.m, ideal year-round.

The night area offers 4 bedrooms, including a principal suite, as well as a study that can be returned to its former use as a garage depending on your needs. Two shower rooms and one bathroom complete this space.

For everyday practicality, the villa benefits from an efficient layout with a laundry room complemented by a pantry / back kitchen, ideal for storage and organisation.

Outside, the property invites you to fully enjoy the sea view and its amenities: swimming pool, lounge areas, mature planting and a real sense of privacy. A rare highlight: a very large terrace of approximately 130 sq.m with barbecue and pizza oven, designed for entertaining.

Additional features include a gym, wine cellar, storage areas and ample parking. The house is connected to the mains drainage system. For further information or to arrange a viewing, please contact your consultant.

Honoraries payable by the seller

Property tax: €3,028 per year.

Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	241.69 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	4 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) : B 92

Indice d'émission de gaz à effet de serre (GES) : C 14



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