



AFIM FRANCE Real Estate

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www.afimfrance.com



3 600 000 €

Buying maison de ville

4 rooms

Surface : 227 m²

Surface of the land : 371 m²

Year of construction : 1900

Exposition : Sud ouest

View : Mer

Hot water : Electrique

Inner condition : renovated

Features :

Pool, Double Glazing, Laundry room

3 bedrooms

4 terraces

3 bathrooms

2 garages

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

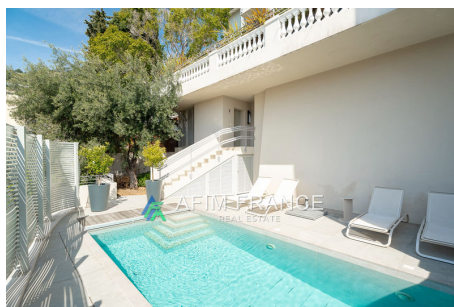
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09/05/2024 - Prix T.T.C



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 living room, with its fitted American kitchen opens onto a large terrace from where you enjoy a beautiful view of the sea and on the Saint Jean Cap Ferrat peninsula. Large openings give this living space plenty of light allowing you to take full advantage of its South-West orientation. This level benefits from a third bedroom with its en-suite shower room



3 600 000 € fees included

Carte Professionnelle : 10215 Préfecture des Alpes Maritimes- RCS : Nice B 432 077 303

Code NAF : 6831Z - SIRET : 432 077 303 00027 - Caisse de Garantie : QBE France et LLOYD'S Segap Paris, montant de 30 000 € T et 170 000 € G, 12 Place Vendome 77001 Paris et 63 Av. de Suffren 75007 Paris