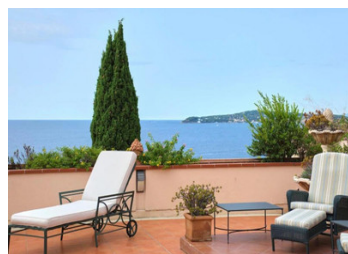
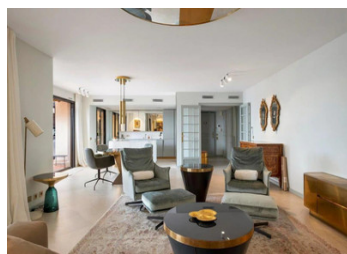
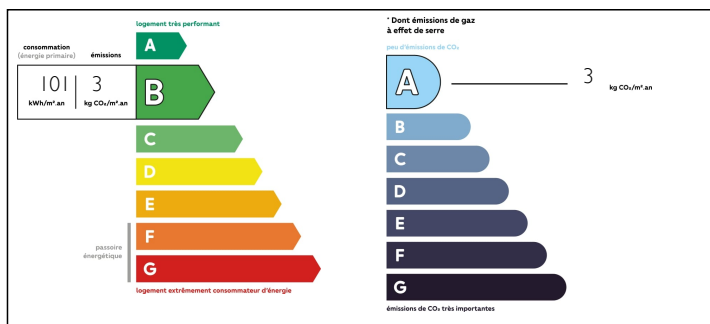


## Astonishing property in Cap d'ail



## ENERGY - DPE



## INFORMATION

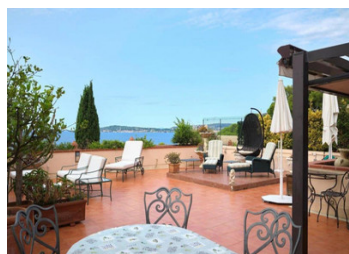
Town:	Cap-d'Ail
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	146 m2
Outside Space:	67 m2

## IN BRIEF

Beautifully duplex-apartment in a calm, secure contemporary residence with two swimming pools surrounded by lush vegetation and guardian offering direct access to the seafront. In short walking distance to the village of Cap-d'Ail and just 5 minutes to Monaco, the apartment of 146sqm (loi carrez) is in perfect condition having been completely renovated by the current owner. The property is composed of an entrance hall opening into the living and dining area with a veranda used as an office, open-plan fully equipped kitchen, guest wc and cloakroom. A 100 sqm open-air terrace with panoramic views of the coast to Cap Ferrat, there is also access to a second shaded terrace/garden off the east side of the apartment. On the upper level we have the principal bedroom with dressing room and bathroom open on to a 47 sqm terrasse, another 2 bedrooms with bathrooms open onto the terrace. The apartment is sold with two garages, one...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3152 EUR**

## NOTES

## DESCRIPTION

Beautifully duplex-apartment in a calm, secure contemporary residence with two swimming pools surrounded by lush vegetation and guardian offering direct access to the seafront.

In short walking distance to the village of Cap-d'Ail and just 5 minutes to Monaco, the apartment of 146sqm (loi carrez) is in perfect condition having been completely renovated by the current owner.

The property is composed of an entrance hall opening into the living and dining area with a veranda used as an office, open-plan fully equipped kitchen, guest wc and cloakroom.

On this level we have access to a south-west facing 100 sqm open-air terrace with panoramic views of the coast to Cap Ferrat, there is also access to a second shaded terrace/garden off the east side of the apartment.

On the upper level we have the principal bedroom with dressing room and bathroom open on to a 47 sqm terrasse, another 2 bedrooms with bathrooms open onto the terrace.

The apartment is sold with two garages, one of which has a 15 sqm mezzanine for storage and a cellar.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>