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## Apartment With Terrace And Nice Sea View - Cap D'ail

Cap-d'Ail , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €2,980,000

inc. of agency fees

3 Beds

146 sqm

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...

### At a Glance

**Reference** MFH-  
PROHWNC83431949

**Bed** 3

**Near to** Cap-d'Ail

**Pool** No

**Price** €2,980,000

**Hab.Space** 146 sqm

**Land Tax** N/A

### Property 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.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €2,980,000

## Key Information

Internal Area: 146 sqm

Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Provence-Alpes-Cote-d'Azur



## Gallery









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