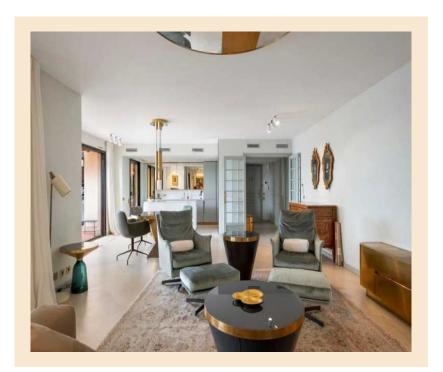
Click to view MFH-PROHWNC83431949

# **Apartement 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 we 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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#### C. BAUER – Sunday Times

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S. and L. BROWN



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