

3 600 000 €

Contact agency

AFIM Real Estate

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For sale townhouse

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,
CALM

3 bedroom

4 terraces

3 bathrooms

2 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



Townhouse 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 and toilet opening onto the backyards, as well as a laundry room. On the last level there are attics which you have the freedom to arrange according to your aspirations. The villa offers great amenities such as reversible air conditioning, an

