

VILLA/HOUSE - 5 PIÈCE(S) - 140 M<sup>2</sup>

1 790 000 €



## DESRIPTIF DETAILLE

Ref : FDM-11088

<b>Surface :</b>	140 M <sup>2</sup>	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	1560 M <sup>2</sup>	<b>Terrasse(s) :</b>	3
<b>Style :</b>		<b>Exposition :</b>	South
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	5	<b>Parking(s) :</b>	1
<b>Chambre(s) :</b>	4	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	2	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	2 850,00 €

CAP-D'AIL : Sole agent. A 5-minute walk from the Botanical Gardens of Monaco, this charming villa offers a panoramic view of the sea and Cap Ferrat. Built on a large plot of land of more than 1500sqm and in perfect condition, it is spread over two main levels.

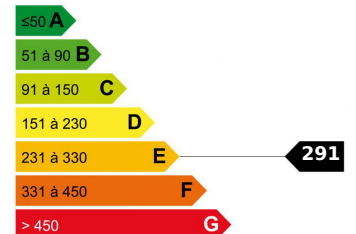
On the 1st floor there is a living room with fireplace opening onto a large covered terrace with a magnificent sea view, an independent equipped kitchen opening onto a second charming, deliciously shaded terrace, a large bedroom and a bathroom, not forgetting the independent toilet.

On the ground floor, with direct access to the swimming pool, two bedrooms, a bathroom, a separate toilet and plenty of storage space.

On the exterior side, you will find several terraces, a landscaped garden and a beautiful swimming pool surrounded by a stone beach.

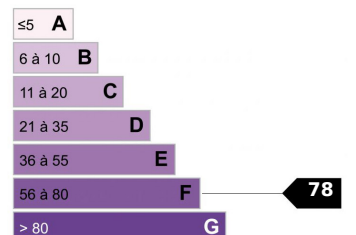
An independent studio, a sauna and a parking space complete this high quality property. Ideal for

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

Agence NP Villefranche

2, avenue de la Grande Bretagne  
06230 Villefranche-sur-Mer  
Tél : +33 (0)4 93 91 92 57  
Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

a primary as well as secondary residence.

Agency fees are included at the seller's expense.

**PRESTATIONS :** Fireplace, Sliding windows, Internet, Window shade, Crawl space, Electric shutters, Intercom, Electric gate, Swimming pool, Sauna, Playground