

CAP DAIL | DUPLEX PENTHOUSE | 4 ROOMS

For sale France

Sole agent

1 450 000 €

Type	For sale	Living area	126 sqm
Product type	Penthouse/Roof	Terrace area	235 sqm
Number of rooms	3	Bedrooms	3
District	Cap-d'Ail	Cellars	1
City	Cap-d'Ail	Box	2
Country	France	Condition	Good condition
Floor	DERNIER		

CAP D'AIL - Exclusive listing by Monaco Properties, this duplex penthouse with a rooftop terrace is just a 2-minute walk from Cap d'Ail and 2 km from Monaco. It is situated in a natural setting within a 1.2-hectare park adorned with olive trees and eucalyptus, offering a stunning, wide-open view of the sea and Cap-Ferrat from the terrace.

This exceptional duplex penthouse in Cap d'Ail covers nearly 130 square meters, showcasing breathtaking views of the sea and the Saint-Jean-Cap-Ferrat peninsula. It is located in a prestigious area with a beautifully landscaped park, swimming pool with a caretaker, visitors parking, a very spacious double garage, and a large double cellar.

Total Area: 125.57 m2 + 157 m2 of terraces + 78 m2 rooftop terrace

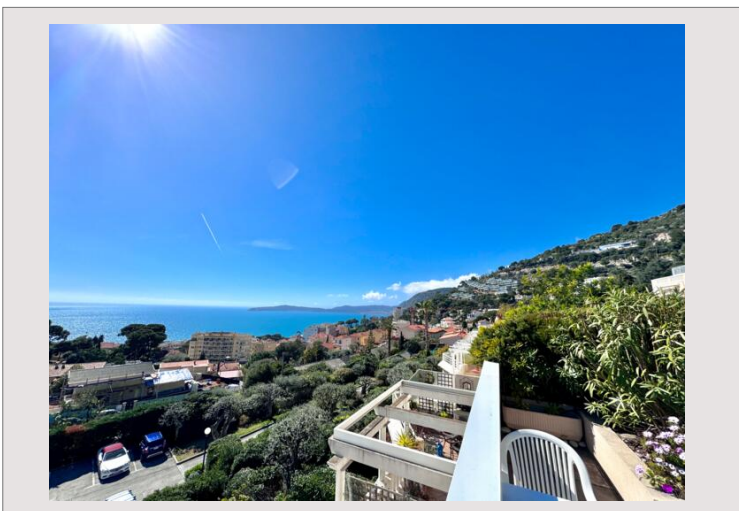
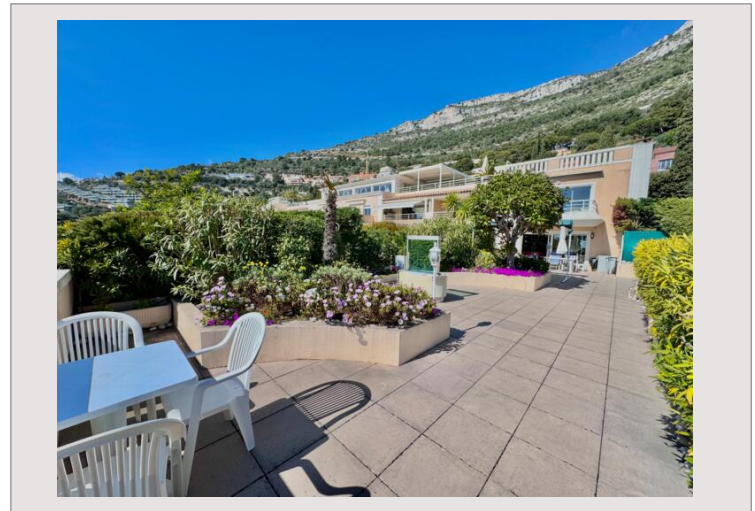
The apartment is composed as follows:

- 4 rooms on 2 floors
- Two entrances
- Two spacious and bright living rooms
- Two beautiful bedrooms
- Two fitted and equipped kitchens
- Two bathrooms
- Two toilets
- Two balconies
- Bright terrace with a dining table and a fountain providing a fantastic sea view
- 78 square meter rooftop terrace with sea and mountain views, equipped with power outlets, a hot and cold water shower
- Double garage
- Large double cellar
- **Year of Construction:** 1989-2000
- **Heating:** Electric
- **Hot Water:** Electric
- **Exposure:** SOUTH
- **View:** Sea / Cap-Ferrat

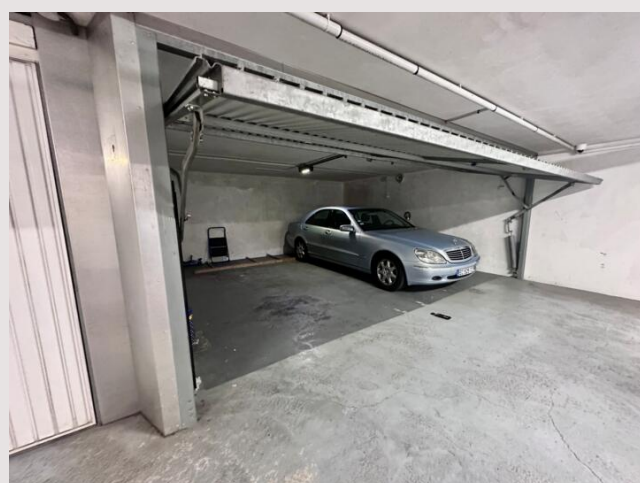
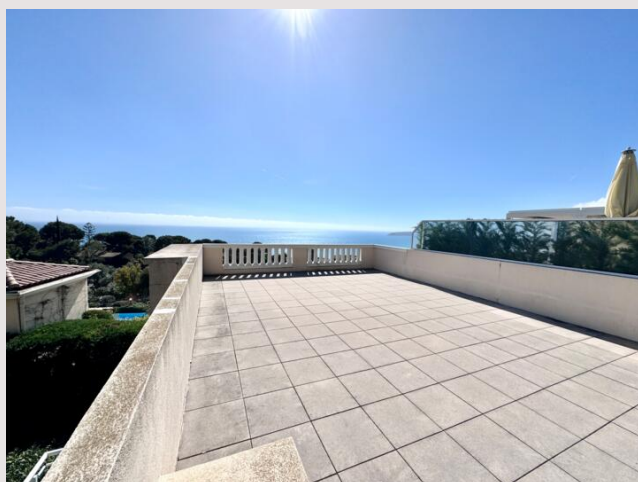
LEGAL INFORMATION:

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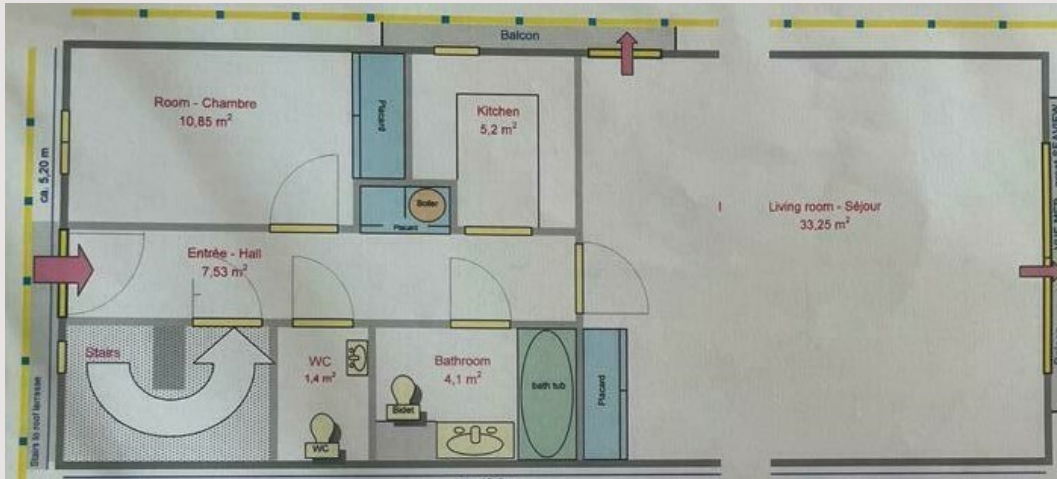
- Energy Performance: Energétique=D Climatique=B
- Property taxes: €6000 per year
- Charges: €10,000 per year



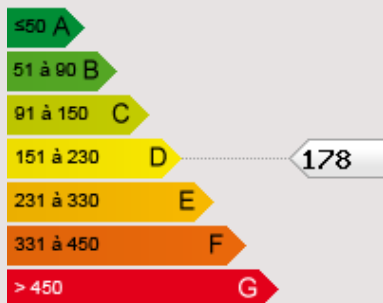
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Consommations énergétiques



Émissions de gaz à effet de serre

