

CAP D'AIL | CHARMING VILLA NEAR MONACO

For sale France

1 790 000 €

Located just a 5-minute walk from the famous Monaco Botanical Gardens, this exclusive villa embodies the elegance and charm of the French Riviera. Set on a plot of over 1,500 m², it offers breathtaking panoramic views of the Mediterranean Sea and Cap Ferrat.

Type	For sale	Living area	140 sqm
Product type	Villa	Terrace area	600 sqm
Number of rooms	5	Land area	960 sqm
District	Cap-d'Ail	Bedrooms	4
City	Cap-d'Ail	Bathrooms	2
Country	France	Parkings	1
Condition	Very good condition	View	Sea
Exposure	South	In collaboration with	SAS RIVIERA PROPERTIES

Refined and Bright Living Spaces

In perfect condition, the villa spans two main levels, combining bright spaces with top-notch features:

- **Main Floor:**

A cozy living room with a fireplace opens onto a large covered terrace with spectacular sea views. A fully equipped independent kitchen leads to a shaded terrace, perfect for outdoor dining. This level also includes a spacious bedroom, a bathroom, and a separate toilet.

- **Garden Level:**

With direct access to the pool, this level features two comfortable bedrooms, a bathroom, a separate toilet, and ample storage space.

Idyllic Outdoor Spaces

The beautifully landscaped garden surrounds the property, featuring several terraces and a stunning pool bordered by a natural stone deck.

Additional Features

An independent studio, a sauna, and a parking space enhance this high-quality property.

Perfectly Designed

This villa is ideal as a primary or secondary residence, offering a unique combination of comfort, privacy, and proximity to Monaco.

Included Features: fireplace, sliding windows, internet access, blinds, crawl space, electric shutters, intercom, electric gate, swimming pool, sauna, playground.

Note: Agency fees are included and are the responsibility of the seller.

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For more information about risks associated with this property, please visit [Géorisques](#).

Discover this exceptional villa, a true haven of peace overlooking the Mediterranean.



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