

Exceptional Seafront Property - Cap d'Ail



#### **DESCRIPTIVE:**

Ideally located on the seafront od Cap d'Ail, this rare property, to be renovated, offers a peaceful environment, just 10 minutes far from Monaco. With direct access to the coastal path to Monaco, this "Belle Epoque" style property benefits from panoramic sea views.

### The main house of approx. 250SQ.M comprises:

On the garden level: a spacious double living room opened onto a beautiful landsacped garden with a terrace and breathtaking sea views, a separate kitchen, an office, and a bedroom with an en-suite bathroom.

First floor: a master bedroom with an en-suite bathroom, dressing room and a balcony facing the sea, as well as three other bedrooms and a shower room.

#### Guest house and Mediterranean garden:

A second house of approx. 110SQ.M completes the property, offering a living room and a kitchen opened onto the garden, three bedrooms, and two shower rooms upstairs.

The flat and mediterranean garden feature a swimming pool and 2/3 parking spaces. Its direct access to the coastal path that allows to reach Monaco in just a few minutes on foot, while enjoying a peaceful and exclusive setting.

A unique property for sea and quietude lovers, to be discovered without delay.

**REF: VF404** 

DETAILS	
$\uparrow \overline{\text{m}^2}$	*360 m²
	To be renovated
	7
$\oslash$	Facing south east
<b>(</b>	Sea view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



## CAP-D'AIL



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