

[Click to view MFH-PROKHR2725](#)

## Luxury Apartment for sale in Cap-dail

Cap-dail , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€3,900,000**  
inc. of agency fees

3 Beds      3 Baths      152 sqm

Sole Agent Beautifully appointed duplex-apartment in a calm, secure contemporary residence with two swimming pools surrounded by lush vegetation and guardian offering direct access to the seafront. In...

### At a Glance

Reference MFH-PROKHR2725

Bed 3

Near to Cap-dail

Bath 3

Pool No

Price €3,900,000

Hab.Space 152 sqm

Land Tax N/A

### Property Description

Sole Agent Beautifully appointed duplex-apartment in a calm, secure contemporary residence with two swimming pools surrounded by lush vegetation and guardian offering direct access to the seafront.

In short walking distance to the village of Cap-d'Ail and just 5 minutes to Monaco, the apartment of 146sqm (loi carrez) is in perfect condition having been completely renovated by the current owner.

The property is composed of an entrance hall opening into the living and dining area with a veranda used as an office, open-plan fully equipped kitchen, guest wc and cloakroom.

On this level we have access to a south-west facing 100sqm open-air terrace with panoramic views of the coast to Cap Ferrat, there is also access to a second shaded terrace/garden off the east side of the apartment.

On the upper level we have the principal bedroom with dressing room and bathroom open on to a 47sqm terrasse, another bedroom with bathroom open onto the terrace, a third bedroom with bathroom with access to the 67sqm terrasse and garden behind the apartment.

The apartment is sold with two garages, one of which has a 15sqm mezzanine for storage and a cellar.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€3,900,000

Key Information

Year Built:	1980
Internal Area:	152 sqm

Location: Provence-Alpes-Cote-d'Azur



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved