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## Luxury Apartment for sale in Cap-dail

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



€2,650,000

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...

### At a Glance

Reference MFH-PROKHR2725

Near to Cap-dail

Price €2,650,000

Bed 3

Bath 3

Hab.Space 152 sqm

Pool No

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	€2,650,000

Key Information

Year Built:	1980
Internal Area:	152 sqm

Location: Provence-Alpes-Cote-d'Azur



## Gallery













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**S. and L. BROWN**



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