



## Stunning Modern Villa - Panoramic Sea View

Price on request



### DESCRIPTIVE :

Located in a calm and residential area of Cap d'Ail, just 5 minutes from Monaco, this superb modern villa of approx. 400SQ.M has been recently and tastefully renovated, benefiting from breathtaking views of the sea and the Cap Ferrat.

It comprises a main house and a guest house:

The main villa, spread over 3 levels with an elevator, comprises:

- Ground floor: Entrance hall, dining room, open-plan kitchen, and a superb furnished terrace.
- First floor: Large living room with an equipped bar, and a guest toilet.
- Second floor: Master bedroom with a full en-suite bathroom and closets, as well as a bedroom with an en-suite shower room. Access to the second level of the secondary villa is provided via a small garden.

The property benefits from a perfectly maintained Mediterranean garden, 2 car entrances, approximately 6 parking spaces and a garage for two cars.

The secondary villa, spread over 3 levels with an elevator, comprises:

- Ground floor: Entrance hall, "showcase" garage (2 spaces), steam room, caretaker's studio (bedroom with kitchenette, shower room, closets), and boiler room.
- First floor: kitchen, bedroom with en-suite shower room, toilet, and dressing

### DETAILS



\*400 m<sup>2</sup>



82 m<sup>2</sup>



New



4



Facing south



Partial View Sea,  
Panoramic 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.



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room, one bedroom with en-suite shower room, and entrance to the main house via a small garden.

- Second floor: Terrace of approximately 82SQ.M with an aquarium pool and jacuzzi.

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### Performance énergétique et climatique

consommation (énergie primaire) émissions logement extrêmement performant



13 kWh/m²/an  
d'énergie finale



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.  
Pour l'améliorer, voir pages 5 à 6.

**\* Dont émissions de gaz à effet de serre**

peu d'émissions de CO<sub>2</sub>



émissions de CO<sub>2</sub>  
très importantes

Ce logement émet 0 kg de CO<sub>2</sub> par an, soit l'équivalent de 0 km parcourus en voiture.

Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.).