



3-bedroom Apartment - Terrace - Panoramic Sea View

1 490 000 €



DESCRIPTIVE :

Superb apartment of 112.47sq m (Loi Carrez), located near the center of Cap d'Ail and all amenities, fully and tastefully renovated, enjoying a beautiful terrace of approx. 41sq m with a breathtaking panoramic sea view. It consists of a living / dining room, an open kitchen with balcony on the back, a master bedroom with large dressing room, bathroom and separate toilets, 2 other bedrooms, a bathroom and independent guest toilets. All the rooms except one bedroom benefit from a sea view. The apartment is sold with 1 garage and a cellar in the basement. Possibility for a second garage in addition.

Condominium Property: Yes

Number of lots: 40

No pending proceedings (Articles 29-1A/29-1 of Law 65-557, L.615-6 of the French Civil Code)

Monthly co-ownership fees: 715€

Land tax: 3061€/year

Energy consumption: F - 259 kWh/m²/year

GHG emissions: F - 81 kg CO₂/m²/year

Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>

Agency fees will be fully paid by the seller.

DETAILS



*112 m²



41 m²



Perfect condition



3



Facing south



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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REF: VF182

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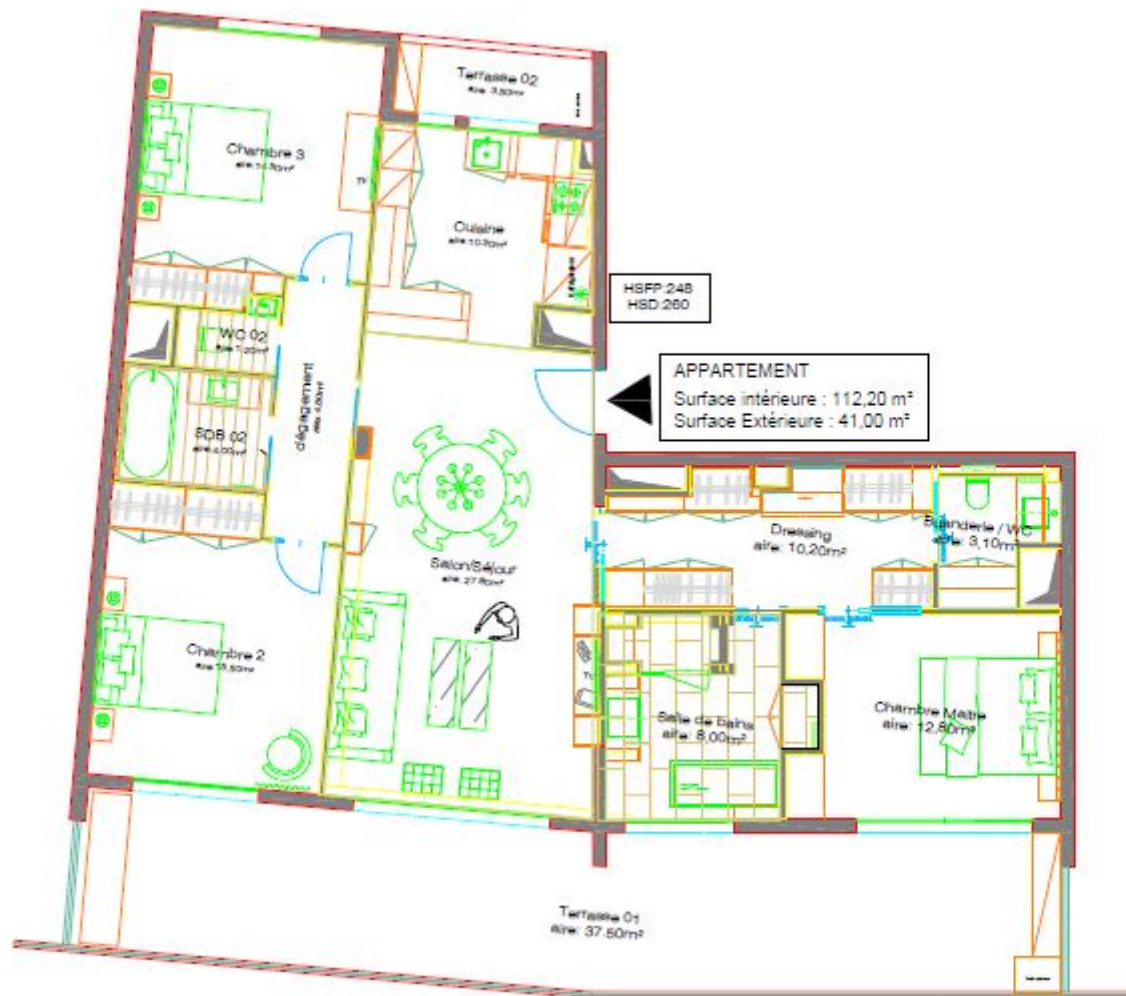
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