

Waterfront Villas For Sale

France, Provence-Alpes-Côte d'Azur, Cap d'Ail

POA €

QUICK SPEC

Year of Construction	
Bedrooms	7
Half Bathrooms	
Full Bathrooms	7
Interior Surface approx	587 m2 - 6,329 Sq.Ft
Exterior Surface approx	4,600 m2 - 49,513 Sq.Ft
Parking	4 Cars
Property Type	Estate

TECHNICAL SPECIFICATIONS

This waterfront property is a newly built villa with majestic 'Belle Epoque' features. The property offers a resolutely contemporary interior design and high quality services.

The villa, fully air conditioned and equipped with an elevator, offers 7 bedrooms (4 bedrooms and 3 guest suites with terraces), a hall, a reception room, a television lounge - library, dining room, kitchen, wine cellar, and steam room .The villa is located on a beautiful garden of over 4600 sqm planted with olive trees and Mediterranean plants, opening on an extraordinary panorama and stunning sea views and offering charming outdoor living spaces, lounge, spacious terraces, jacuzzis, a beautiful swimming pool and a 3 car garage and parking for 6 vehicles.The villa is located in a private and secure area of Cap d'Ail.

Cap d'Ail, on the western edge of Monaco, is an exclusive area famous for its beautiful beaches and its coastal path lined with typical Mediterranean vegetation.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 7

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 7

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- Hall
- Reception Room
- Television Lounge
- Library Room
- Dining Room

- , Kitchen, Wine Cellar, And Steam Room
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-

HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central heating system

INTERIOR FEATURES

- Contemporary Interior Design And High Quality Services
- Sonos Sound System
- Elevator

- High End And Luxury Fittings
- Gated Community
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EXTERIOR AND LOT FEATURES

- Two Located In A Private And Secure Area Of Cap D'Ail, On A Beautiful Garden Of Over 4600 Sqm Planted With Olive Trees And Mediterranean

Plants, Opening On An Extraordinary Panorama And Stunning Sea Views And Offering Charming Outdoor Living Spaces
- Dock

POOL AND SPA

- Outdoor heated swimming-pool

- Jacuzzi and pool-house
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LAND INFO

- Lot Size: 4,600 m2 - 49,513 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 4 Cars
- Parking Spaces: 1

BUILDING AND CONSTRUCTION

- Living: 587 m2 - 6,329 Sq.Ft
- Year Built:
- Location :
- Topography : Slope

- Levels or Stories: 3
- Structure Type: Villa
- House Style: Belle Epoque
- Furnishing : Furnished
- Materials - Wood / Stone

SCHOOL INFORMATION

It is compulsory for all children resident in France to attend school between the ages of six and 16, with French education being divided into primary level (école), elementary or middle school (collège) and high school (lycée).

- Mougins School
- Lycée Jules Ferry Cannes
- School Carnot
- Primary Schools Pasteur
- College International De Cannes

AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on buying property in France, whether it's commercial, residential or land. In fact, France encourages investment by foreigners, both resident and non-resident.

OTHERS

- | | |
|--------------------|--------------|
| • Security System | • City Views |
| • Guest House | • Sea Views |
| • Library | • Waterviews |
| • Gardens | • Waterfront |
| • Caretakers House | • Elevator |
| • Staff Quarters | • Dock In |
| • Wine Cellar | |
| • Country Living | |
| • Mountain Views | |

ABOUT THE AREA

France, in Western Europe, encompasses medieval cities, alpine villages and Mediterranean beaches. Paris, its capital, is famed for its fashion houses, classical art museums including the Louvre and monuments like the Eiffel Tower. The country is also renowned for its wines and sophisticated cuisine. Lascaux's ancient cave drawings, Lyon's Roman theater and the vast Palace of Versailles attest to its rich history.

Provence-Alpes-Côte d'Azur, is a region in southeastern France bordering Italy and the Mediterranean Sea, is known for its diverse landscapes, from the Southern Alps and Camargue plains to rolling vineyards, olive groves, pine forests and lavender fields. To the south is the Côte d'Azur (or French Riviera), where the elegant city of Nice and glamorous resort towns such as Saint-Tropez and Cannes line the coast.

Cap d'Ail stretches along a peaceful part of the coast, at the border with the principality of La Colle in the Principality of Monaco. Cap-d'Ail, Italian: Capodaglio or Capo d'Aglio, Occitan: Caup d'Alh is a commune in the Alpes-Maritimes department in southeastern France, on the western edge of Monaco, is an exclusive area famous for its beautiful beaches and its coastal path lined with typical Mediterranean vegetation.