DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
+33 7 86 11 93 82
+33 9 61 60 33 42

antonio@destination-riviera.com
contact@destination-riviera.com

CAP-D'AIL – SPACIOUS APARTMENT TO RENOVATE IN A LUXURY RESIDENCE WITH SWIMMING POOL

Reference 06320_BSBJ



DESCRIPTION OF THE PROPERTY

Located in Cap-d'Ail, within a prestigious residence with caretaker and swimming pool, this 92.11 sqm apartment (Loi Carrez) on the first floor offers an excellent renovation opportunity. The apartment features a generous entrance hall, a bright living room of nearly 24 sqm, a separate kitchen, two spacious bedrooms, a bathroom, a shower room and separate WC. Two terraces enhance the property: one of 11.5 sqm and another of 7.8 sqm, enjoying a lovely view over the swimming pool with a sea glimpse. Thanks to its functional layout and generous volumes, this property is an ideal canvas for a high-end renovation project, whether as a main residence, a holiday home or a long-term investment close to Monaco. A cellar and an outdoor parking space complete this rare offering. A property with strong potential, in a secure and peaceful environment, where value can be fully unlocked. #DestinationRiviera

€ 1 050 000

FEATURES

City	**Cap-d'Ail**	Property tax :	**€ / year 2 256**
Charges co-ownership :	**€ / month 440**	Surface :	**92 m²**
Honorary payable by :	**seller**	Carrez surface :	**92 m²**

DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
+33 7 86 11 93 82
+33 9 61 60 33 42

antonio@destination-riviera.com
contact@destination-riviera.com

Number of bedrooms :	**2**	Terrace surface :	**12 m²**
Number of cellars :	**1**	Type of parking :	**Outside**

< 71	A
71 to 110	B
111 to 180	C
181 to 250	D
251 to 330	E
331 to 420	F
> 420	G

200 kWh / m² / an

< 7	A
7 to 11	B
12 to 30	C
31 to 50	D
51 to 70	E
71 to 100	F
> 100	G

61 kg eq CO2 / m2 / an

Date of energy audit :









DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
+33 7 86 11 93 82
+33 9 61 60 33 42

antonio@destination-riviera.com
contact@destination-riviera.com









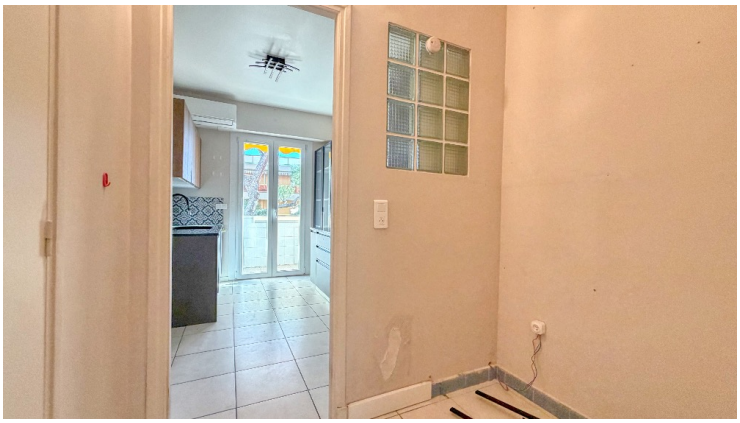

DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
+33 7 86 11 93 82
+33 9 61 60 33 42

antonio@destination-riviera.com
contact@destination-riviera.com

















Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
+33 7 86 11 93 82
+33 9 61 60 33 42

antonio@destination-riviera.com
contact@destination-riviera.com





