

425 000 €

Contact agency

**AFIM Real Estate**

Port de Cap d'Ail

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**For sale apartment**

**3 rooms**

**Surface : 47 m²**

**Year of construction : 1935**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

air conditioning, double glazing, CALM,

Furnished, DRESSING, WC indépendant

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**



### Apartment 3254 Cap-d'Ail

Cap-d'Ail town centre, near Monaco, above Mala beach, discover this charming 3-bedroom flat, which enjoys a south-facing position and a lovely, unobstructed sea view. The interior, in perfect condition, comprises an attractive entrance hall with storage space, a bright living room with balcony and open-plan fitted kitchen, two bedrooms, one of which is a 16-m<sup>2</sup> master bedroom with an attractive dressing room, as well as a bathroom and separate toilet. Its top-of-the-range features include reversible air conditioning. This turnkey flat is sold furnished and ready to move into. Close to all shops and transport links. Come and see for yourself!

Fees and charges :

Annual current expenses 780 €

Well condominium

425 000 € fees included

Document non contractuel

