

ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be



France

Cap d'Ail

Ref FHF67

- 5 + 2 BEDROOMS
- SEA VIEWS
- LARGE INFINITY POOL
- AIR CONDITIONING
- FULLY FITTED GYM
- SCREENING ROOM
- 3 MINUTE DRIVE FROM MONACO

In the hills of Cap d'Ail with superb sea views and just a 3 minute drive from Monaco is this lovely modern 7 bedroom villa. The property consists of the main villa and guesthouse set in 4000 square metres of private fully enclosed grounds. The gardens are beautifully maintained and consist of lush lawns, ancient olive trees, tropical plants and a superb infinity pool with spacious sunbathing terraces.

Located to the side of the pool is a fully fitted gym with cardio and weight machines, TV, music system and shower. The property has been built and furnished with the utmost attention to detail and to a very high specification; both the main villa and guesthouse have air-conditioned bedrooms, wireless internet access and a very sophisticated alarm system.

On the ground floor of the main villa you have a spacious and elegant living/dining room with sofas, fireplace, piano and formal dining together with a fully fitted kitchen/breakfast room all opening out onto the terrace with sea views and lots of comfortable sofas and separate seating areas.

On the lower floor there is a screening room and play area with table football. Here you will also find the laundry room and a second kitchen. On the first floor there are three bedrooms, the master with double bed, sitting area, fabulous private balcony with sun beds and an en-suite bathroom, this room interconnects with a second bedroom which can either be used for a child or made into a private sitting room. The third bedroom, a twin/double, has an en-suite bathroom and another huge balcony with sun beds. On the top floor of the main villa is a vast bedroom suite with double bed, sitting area, study area, en-suite bathroom and another private terrace with sun beds.

The guesthouse is located to the side of the main villa and at ground floor level there is a superb bedroom suite with sitting area, en-suite bathroom and private outdoor seating area. On the top floor is a completely independent studio with bedroom, bathroom, sitting /dining room, fully fitted kitchen and private balcony. On the lower level of the guesthouse is a small independent studio, ideal for nanny or perhaps a bodyguard.

This is a stunning property with very flexible accommodation.

