

## SOLE AGENT - EXCEPTIONAL BELLE EPOQUE VILLA - PANORAMIC VIEW

For sale Monaco

**Sole agent**

**39 500 000 €**

In one of the most sought-after locations in the Principality of Monaco, just a few steps from the renowned International School of Monaco, lies a rare architectural gem of the Belle Époque: a detached private villa that perfectly combines tradition, prestige, and quality of life. This exceptional residence is a true jewel – ideal for families as well as connoisseurs of architectural treasures. With a generous total area of 675 m<sup>2</sup> spread over four elegant floors, the villa reflects the style and sophistication of the Belle Époque. The façade enchants with its artistic details. Inside, the grandeur continues: high ceilings, large, partly floor-to-ceiling windows, and fine materials create a bright and airy atmosphere. Historical elements such as ornate stuccowork, antique parquet floors, and decorative fireplaces bring the charm of a bygone era to life – while inviting the harmonious integration of modern elegance. Currently, the villa offers six spacious bedrooms and eight fully equipped bathrooms. Expansive living and reception areas allow for stylish entertaining, private family retreats, and living at the highest level. A fully approved expansion plan for an additional floor gives the new owner the opportunity for individual customization. The villa's ideal southern exposure ensures all-day sunlight and offers an impressive panoramic view over Monaco, along with a breathtaking view of the Mediterranean Sea. This villa presents a unique opportunity to acquire a piece of Monegasque history in one of the safest and most prestigious cities in the world.

Product type	Apartment	Num rooms	5+
Total area	674 m <sup>2</sup>	Num bedrooms	+5
View	Panoramic, Sea	Num parking	1
Exposure	South	Num cellars	1
Condition	Good condition	Num box	2
Release date	libre	District	La Rousse - Saint Roman
		City	Monaco

The property is currently composed as such:

On the ground level: a majestic entrance hall, a double living room, fully equipped kitchen & guest toilet. A internal lift offers direct access to the 1st level.

On the 1st level: 1 living room, 2 bedrooms, 2 bathrooms & 2 terrasses.

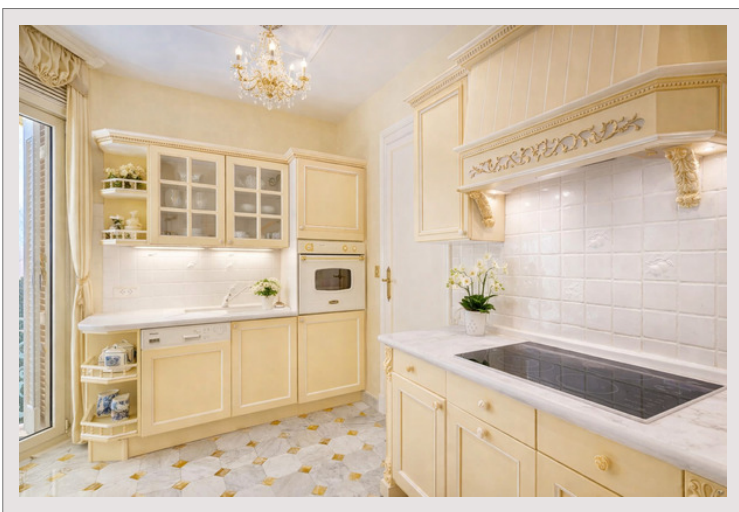
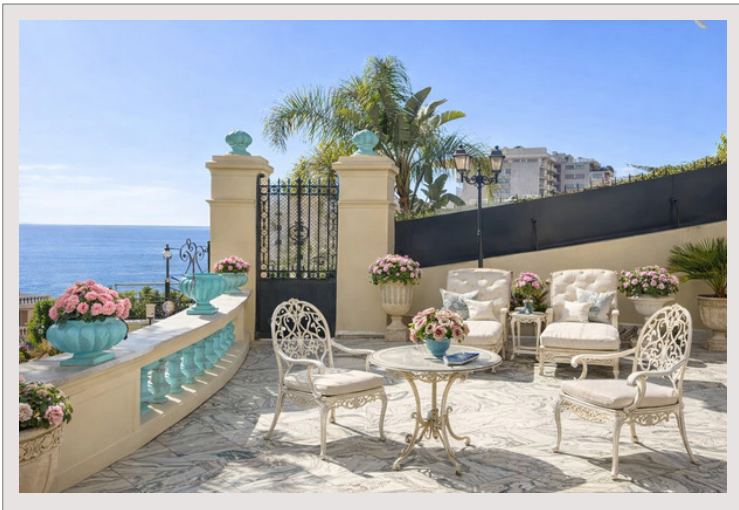
The 2nd and 3rd level are currently set up (and rented out) as a separate duplex apartment, composed as such:

On the 2nd level: 3 bedrooms, all with their respective ensuite bathrooms.

On the 3rd level: 1 living room, a fully equipped kitchen, 1 study, 1 bedroom with an ensuite shower-room.

The villa features its own in-house garage + cellar space.

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