

## Exceptional villa in Monaco – rare opportunity with garden and pool

For sale Monaco

Price on request

Located on the border between Monaco and France, this unique residence combines prestige and comfort. With a surface area of 270 m<sup>2</sup>, it extends over several levels and benefits from a beautiful light thanks to its ideal exposure.

Nestled in a quiet environment, it offers a spacious landscaped garden, a private swimming pool and an independent apartment of 75 m<sup>2</sup>.

|              |                      |              |            |
|--------------|----------------------|--------------|------------|
| Product type | Villa                | Num rooms    | 5+         |
| Total area   | 1 045 m <sup>2</sup> | Num bedrooms | 4          |
| Living area  | 345 m <sup>2</sup>   | Num parking  | 5          |
| Garden area  | 700 m <sup>2</sup>   | City         | Monaco     |
| View         | town                 | Exposure     | South East |
| Condition    | Good condition       | Release date | À convenir |

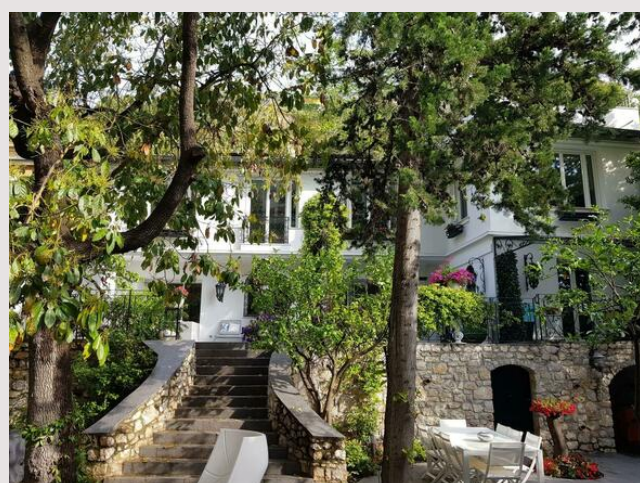
Located on the border with Monaco, this independent residence of 270 m<sup>2</sup> offers generous spaces and a beautiful light. It consists of a large living room, a dining room, an equipped kitchen, an office and a guest toilet.

Upstairs, four bedrooms each have their own bathroom and access to a terrace with solarium. The 700 m<sup>2</sup> landscaped garden houses a heated swimming pool and a pleasant relaxation area.

An independent apartment of 75 m<sup>2</sup>, a wine cellar, a garage for several cars and an interior elevator complete this rare property.

This property is on the border between France and Monaco, with access located on the Monegasque side. It extends over the two territories, one part being in Beausoleil and the other in the Principality.

## Exceptional villa in Monaco – rare opportunity with garden and pool



## Exceptional villa in Monaco – rare opportunity with garden and pool

