



Exceptional property with villa, pool and garden – La Rousse district

For sale Monaco

22 900 000 €

Close to amenities, schools and shops

Product type	Villa	Num rooms	5+
Total area	1 045 m ²	Num bedrooms	4
Living area	345 m ²	Num box	4
Terrace area	700 m ²	District	La Rousse - Saint Roman
		City	Monaco

Located in the highly sought-after district of **La Rousse**, this rare property benefits from the status of **legally Monegasque property**, an exceptional asset at the gates of the Principality.

It consists of a **2/3 room** apartment, located on Monegasque soil, as well as a magnificent villa offering generous volumes and quality services.

The villa includes a large entrance hall, a spacious living room with dining room, a fully equipped open kitchen, a guest toilet and an office area.

Upstairs, the sleeping area hosts **four beautiful bedrooms**, each with its own bathroom, with access to the terraces and solarium.

Outside, a superb terrace with swimming pool harmoniously extends the living spaces and opens onto a magnificent garden located on the French side, offering calm, privacy and an exceptional living environment.

The basement houses a large garage that can accommodate several vehicles as well as a remarkable wine cellar.

The property also offers the **possibility of an extension of approximately 53 m²**, allowing you to consider an extension according to your projects.

The highlights:

- Monegasque legal property.
- Privileged location in the La Rousse district.
- 2/3 room apartment on Monegasque soil.
- Prestigious villa with beautiful volumes.
- Four suites with en-suite bathrooms.
- Swimming pool, terraces, solarium and magnificent garden with trees.
- Large garage for several vehicles.
- Superb wine cellar.
- Possibility of extension of approximately 53 m².

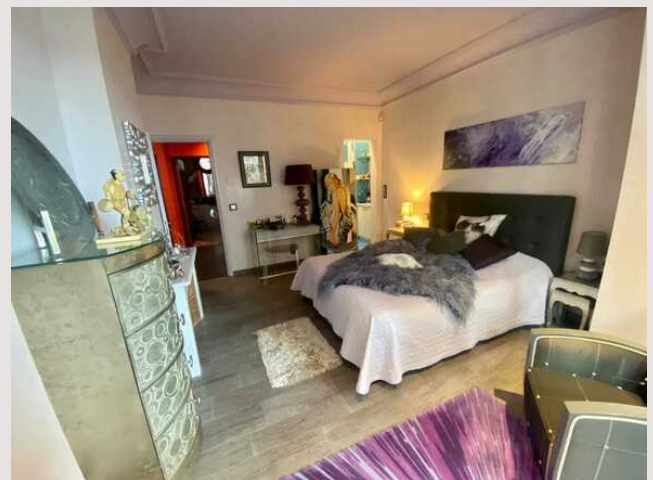
An exceptional property, unique on the market, combining the advantages of Monegasque status with the

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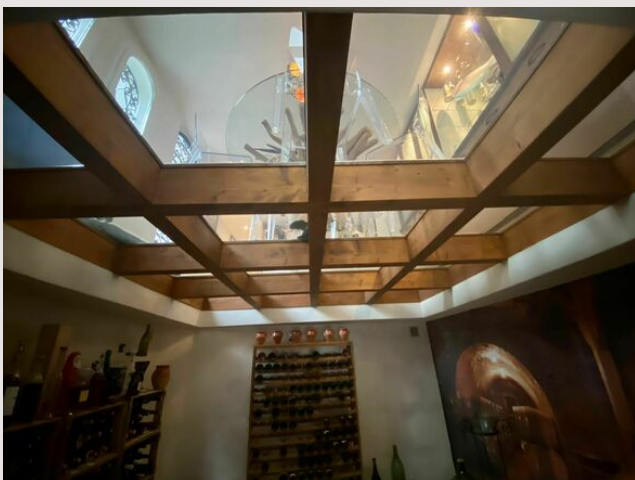
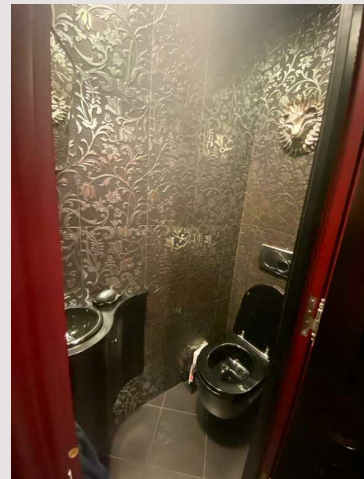
charm of a villa with a garden, just a few minutes from the centre of Monaco.



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