

charming VILLA PIEDS DANS L'EAU - a dream view over the sea and Cape  
Mortola  
For sale Italy 15 000 000 €

Close to the Italian border and a 30-minute drive from Monaco, this charming classic villa is located in a privileged and relaxing location, offering a lovely view of the sea and Cap Mortola. Composed of a large villa with direct access to the sea as well as a small guest house/caretaker of about 80m<sup>2</sup>, the property has 800m<sup>2</sup> of living space as well as 60m<sup>2</sup> of terrace and 1.1 hectare of private park that has many varieties of plants and flowers.

Product type	Villa	Num rooms	5+
Total area	940 m <sup>2</sup>	Num bedrooms	+5
Living area	880 m <sup>2</sup>	Num parking	+5
Terrace area	60 m <sup>2</sup>	Num box	1
Land area	11 000 m <sup>2</sup>	City	Mortola Inferiore
View	Sea, Cape Mortola	Country	Italy
Exposure	South	Condition	Work required

**The main villa consists of:**

**Ground floor: Direct access through the main driveway, entrance hall, lounge/library, laboratory, self-equipped kitchen, dining room, bathrooms and elevator.**

**1st floor: large entrance hall, large double living room, 3 bedrooms each with its ensuite bath/shower room.**

**2nd floor: Large entrance hall, 4 bedrooms each one with a lovely sea view and en-suite bathrooms, master bathroom with Jacuzzi and panoramic sea and Cape View, decorated with precious marbles and prestigious finishes.**

**3rd floor: the 3rd and top floor is currently used as an attic. It is possible to create a roof terrace or an extension of an additional floor.**

**Stairs and an elevator serve all floors of the house.**

**The house is decorated with prestigious materials such as different varieties of marble and antiques. Plan a renovation.**

**Pool possibility**



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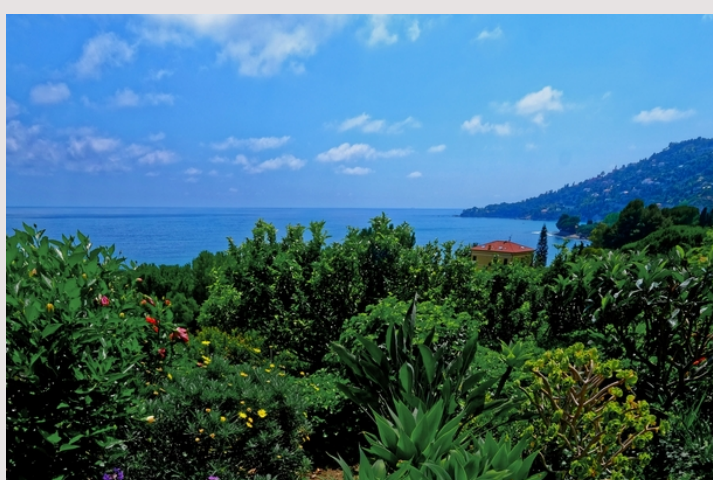
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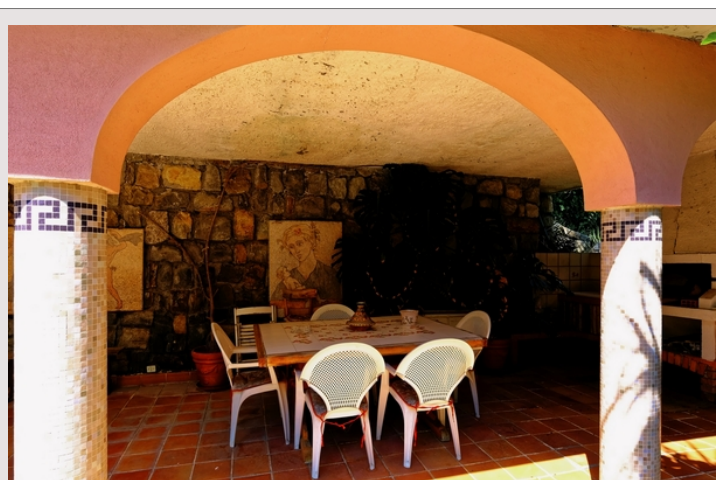
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