

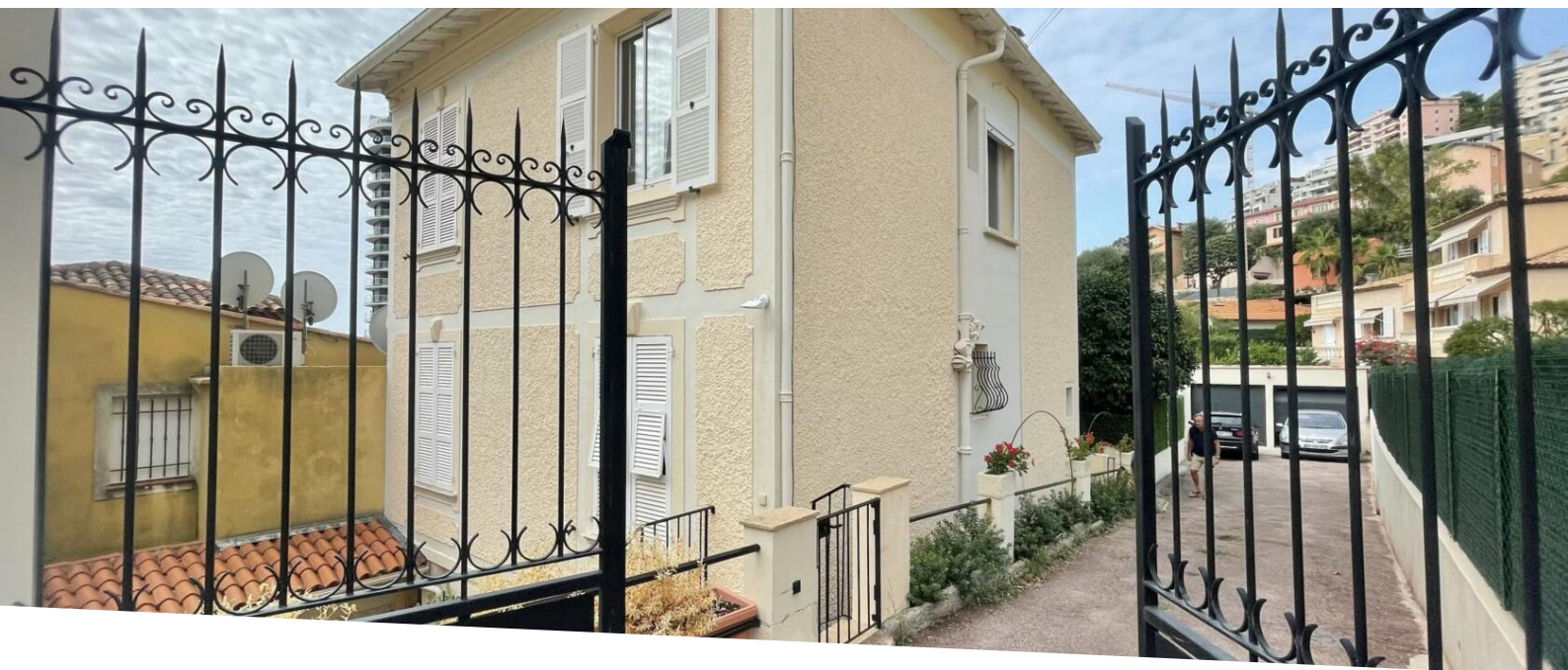


WALDHOF REAL ESTATE

Waldhof Real Estate

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Villa two footsteps from Monaco

For sale

2 175 000 €

Product type House	Num rooms +5 rooms	City Beausoleil	Country France
Living area 164 m²	Total area 200 m²	Bedrooms 4	Bathrooms 4
Box 1	Ref. 83235139		

Introducing a captivating villa for sale, just a few footsteps away from the border with Monaco, situated in the charming part of Beausoleil / Saint Roman. This elegant bourgeois style villa presents approximately 164m² living area spread across three inviting levels.

One of the features of this property lies in its thoughtful division by the current owner, creating two distinct sections. Two floors, comprising the ground and first levels, serve as the owner's personal living space. Meanwhile, the basement, possessing its separate entrance, emerged as a lucrative rental unit. This autonomous apartment greets you with an open-plan living room, seamlessly merging into an airy kitchen, and a bathroom with a shower. Two bedrooms complete this space, rendering it an ideal candidate for seasonal or long-term rentals, promising an additional source of income.

The villa's main residential segment boasts an elegant configuration. The ground floor offers an inviting entrance foyer with a conveniently transformed storage room now serving as a practical wardrobe. This level accommodates three comfortable bedrooms and two conveniently appointed bathrooms. Ascending to the upper floor, a grand living room beckons, offering dual access to a quintessential French balcony and a second covered balcony, both promising nice views over Monaco and the sea. The same level boasts a recently renovated, stylish bathroom and a well-appointed separate kitchen.



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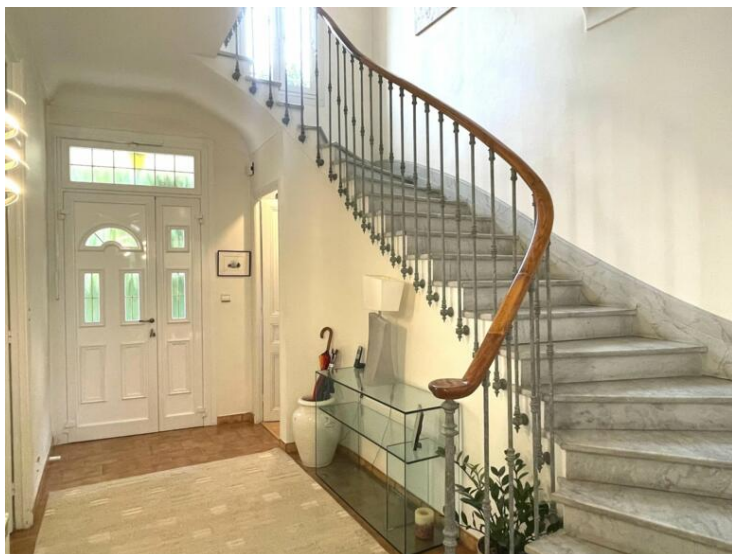
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Completing the allure of this property is the inclusion of a secure closed garage of 23m², which accommodates two vehicles - one regular and one compact. The strategic location of this villa places you a mere two minutes from the vibrant heart of Monaco, offering both convenience and exclusivity. Essential amenities, including small local shops and a post office, embellish the surroundings.

The remarkable appeal is further enhanced by remarkably low taxes, totaling approximately euros2,200 annually. Additionally, the property currently generates a substantial income between euros15,000 to euros20,000 per year.

This property stands as a prime investment opportunity or an ideal permanent residence for a family seeking the proximity to Monaco. With some renovation and decoration work the value of the villa can be elevated considerably.





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