



## Villa for sale - Monaco-Ville

For sale

Price on request

Product type <b>Villa</b>	Num rooms <b>6</b>
Building <b>Villa Nenette</b>	District <b>Monaco-Ville</b>
Living area <b>595 m<sup>2</sup></b>	Terrace area <b>65 m<sup>2</sup></b>
Total area <b>660 m<sup>2</sup></b>	Bedrooms <b>+5</b>
Bathrooms <b>+5</b>	Parking <b>1</b>
Cellar <b>1</b>	Condition <b>Good condition</b>
Release date <b>Now</b>	Ref. <b>Villa Nenette - Monaco Ville 2</b>

Located in Monaco-Ville, an exceptional detached house is offered for sale, presenting a rare opportunity. Spread over four levels, it boasts a living space of 660 m<sup>2</sup>. The top floor reveals a breathtaking view of the sea and the Saint-Martin gardens, adding a unique charm to this property. The property also includes a private parking.

**This exceptional house spans multiple levels, each space well-defined and equipped:**

### Basement:

- Garage
- Entrance
- Pantry



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- Laundry room
- Utility room
- Independent W.C.
- Staircase to the ground floor

#### Ground Floor:

- Main entrance
- TV lounge with hallway
- Kitchen and dining area
- Terraces
- Main living room
- Independent toilets
- Cloakroom
- Independent bedroom with en-suite shower room and separate W.C.
- Staircase to the first floor

#### First Floor:

- Two bedrooms
- Dressing room
- Full bathroom
- Shower room
- Terraces
- Staircase to the second floor

Additionally, a **90 m<sup>2</sup> independent apartment**, located in the neighboring building and connected to the first floor of the house, includes:

- Two bedrooms
- Two bathrooms
- Living room
- Terrace

#### Second Floor:

- Master bedroom with dressing room
- Bathroom and separate toilets
- Office
- Terraces

#### Extras:

An **independent office** completes the property, offering a private and quiet workspace.





























