

SOLE AGENT - EXOTIC GARDEN VILLA

For sale

Price on request

<i>Product type</i> Villa	<i>Num rooms</i> 7
<i>District</i> Jardin Exotique	<i>City</i> Monaco
<i>Country</i> Monaco	<i>Living area</i> 344 m²
<i>Terrace area</i> 281 m²	<i>Total area</i> 625 m²
<i>Bedrooms</i> +5	<i>Bathrooms</i> 5
<i>Parkings</i> 2	<i>Cellars</i> 2
<i>Box</i> 2	<i>Condition</i> Very good condition
<i>View</i> City, Sea Overview	<i>Exposure</i> south
<i>Ref.</i> V-VOL-VPS021	

Detached villa located in the Jardin Exotique area.

The villa is on 3 levels with terraces and garden.

Luxury villa located in the Exotic Garden area, composed as follows:

❖ Ground floor:

- Bedroom n°1 with en-suite bathroom, toilet and bidet.
- Bedroom n°2 with en-suite shower room, WC and bidet.
- Access to the terrace.
- Office with en-suite shower room, WC.
- Laundry room.
- Storage area.
- Shower room with sauna and steam shower.
- Staff room with shower room and WC.
- Double garage with electric shutter.

❖ Garden level:

- Entrance hall.
- Formal main entrance.
- Fully equipped kitchen, access to the terrace.
- Guest toilet.
- TV room.
- Living room.
- Dining room, with access to the terrace.



❖ Entrance between the ground floor and the first floor:

- Bedroom n°3 with en-suite shower room and WC.

❖ First floor: Master's level

- Hall.
- Master bedroom with en-suite bathroom, separate shower and WC, bidet.
- Walk-in closet with built-in storage for clothes and shoes.
- Loggia

❖ Outdoor spaces:

- Terraces all around the villa, except for the kitchen
- Outdoor dining area in front of the main entrance, mechanical blind above.
- Waterfall with recycled water.

❖ Services and amenities:

- Floors: marble, parquet, mosaic, tiles.
- Walls: painted, moldings, marble, mosaic, tiles.
- Ceilings: False ceilings with spotlights, painted, moldings.
- Double glazed aluminium windows.
- Air-to-water heat pump
- Natural gas storage tank for domestic hot water
- Single-flow ventilation in the basement
- Alarm system
- Double garage

