



Stunning Waterfront Serviced Villa

Rental

300 000 € / month

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>Building</i> Les Villas du Sporting	<i>District</i> Larvotto
<i>Living area</i> 680 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 4	<i>Parkings</i> +5
<i>Cellar</i> 1	<i>Condition</i> Very good condition
<i>Release date</i> septembre 2025	<i>Ref.</i> MNO170031

Luxurious waterfront villa located by the Larvotto beaches which offers comprehensive luxury services, a private swimming-pool, luxuriant gardens and direct access to the sea for swimming.

This magnificent villa offers 680m² of living area. It is located on the Presqu'île du Larvotto, with great panoramic sea views, direct access to the sea for swim and a few minutes from the beach. The villa is composed:

• On the ground-floor:

- an entrance hall leading onto a huge living-room with double-height ceilings
- a dining-room
- an office
- 2 bedrooms with en-suite bathroom and dressings



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All open on the private heated swimming-pool and its terrace

- An equipped kitchen
- A room that can be used as a gym
- Guest toilets

• **On the 1st floor:**

2 bedrooms with en-suite bathroom, dressings and terraces

• **On level -1:**

- A huge room of 140m², that can be used as a cinema room, with an amazing view on to the inside of the pool
- Storage room
- Laundry room equipped with washing machine and tumble dryer
- A staff office with shower and toilet o

A private parking up to 6 places

An indoor lift serves all floors. The villa is let unfurnished. The possibility of renting the villa with the current furniture can be an option. The charges are included in the rental price (electricity, water, air conditioning, maintenance of the swimming pool and the gardens).

The rent increases once a year on an annual basis in accordance with the BT01 index with a minimum threshold of 5% per year.

The residents can enjoy the swimming pools and the fitness center of the Monte-Carlo Bay Hotel & Resort (4 nominative memberships) Round-the-clock concierge.





