



Prestigious address: unique villa with swimming pool and green spaces in Monaco

For sale

23 000 000 €

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| <i>Product type</i> Villa | <i>Num rooms</i> 6 |
| <i>District</i> La Rousse - Saint Roman | <i>City</i> Monaco |
| <i>Country</i> Monaco | <i>Living area</i> 270 m² |
| <i>Garden area</i> 700 m² | <i>Total area</i> 970 m² |
| <i>Bedrooms</i> 4 | <i>Bathrooms</i> 4 |
| <i>Parkings</i> 4 | <i>Cellar</i> 1 |
| <i>View</i> Garden view | <i>Exposure</i> South - East |
| <i>Ref.</i> HHV040925 | |

Elegantly renovated and located in a privileged environment, this villa with private garden combines luxury, privacy and rarity, an exceptional property within the Principality of Monaco.

In the east of Monaco, in the district of La Rousse, this detached villa renovated with high-end materials is located only a few minutes from the beaches of Larvotto. It offers a quiet and residential setting, preserved from traffic and prying eyes.



The property benefits from a 700 m² garden and an outdoor swimming pool, a rare asset in the Principality. Its south-east exposure guarantees a beautiful light, while the vegetation preserves the privacy of the place.

Built on three levels, the villa includes on the mezzanine a wine cellar with glass ceiling and a technical room. The ground floor offers a large living room, a dining room, a semi-closed kitchen and a guest toilet. The upper floor hosts four bedrooms, each with its own bathroom or shower room. A rooftop solarium completes the set.

A 75 m² garage that can accommodate several vehicles enriches this unique property, located between Monaco and France, but legally and fiscally considered in the Principality, particularly for the residence card.









