



## EXCEPTIONAL VILLA CLOSE TO MONACO

For sale

9 900 000 €

|                                                |                                                 |
|------------------------------------------------|-------------------------------------------------|
| <i>Product type</i><br><b>Villa</b>            | <i>Num rooms</i><br><b>15</b>                   |
| <i>City</i><br><b>Menton</b>                   | <i>Country</i><br><b>France</b>                 |
| <i>Living area</i><br><b>900 m<sup>2</sup></b> | <i>Land area</i><br><b>20 000 m<sup>2</sup></b> |
| <i>Bedrooms</i><br><b>+5</b>                   | <i>Bathrooms</i><br><b>+5</b>                   |
| <i>Parkings</i><br><b>+5</b>                   | <i>Condition</i><br><b>Very good condition</b>  |
| <i>View</i><br><b>Mountain Sea</b>             | <i>Ref.</i><br><b>VA-Fr01</b>                   |

An exceptional property in the heart of Menton, nestled on a remarkable plot of land, offering both absolute calm and privileged proximity to Monaco.

Located 15 minutes from Monaco, between Roquebrune and Menton.

Superb property on the outskirts of Monaco, offering exceptional potential.

- Main villa of about 900 m<sup>2</sup> made entirely of Venetian marble
- 5 master suites with bathrooms + a staff studio
- 3 independent houses of approximately 100 m<sup>2</sup> each + an additional outbuilding of 30 m<sup>2</sup> for employees
- Large swimming pool, gym, garage, petanque court, old golf course to renovate, old cellars
- Flat land of 2 hectares (20,000 m<sup>2</sup>) offering a significant possibility of construction



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- Sea view

A rare opportunity in a privileged setting.





