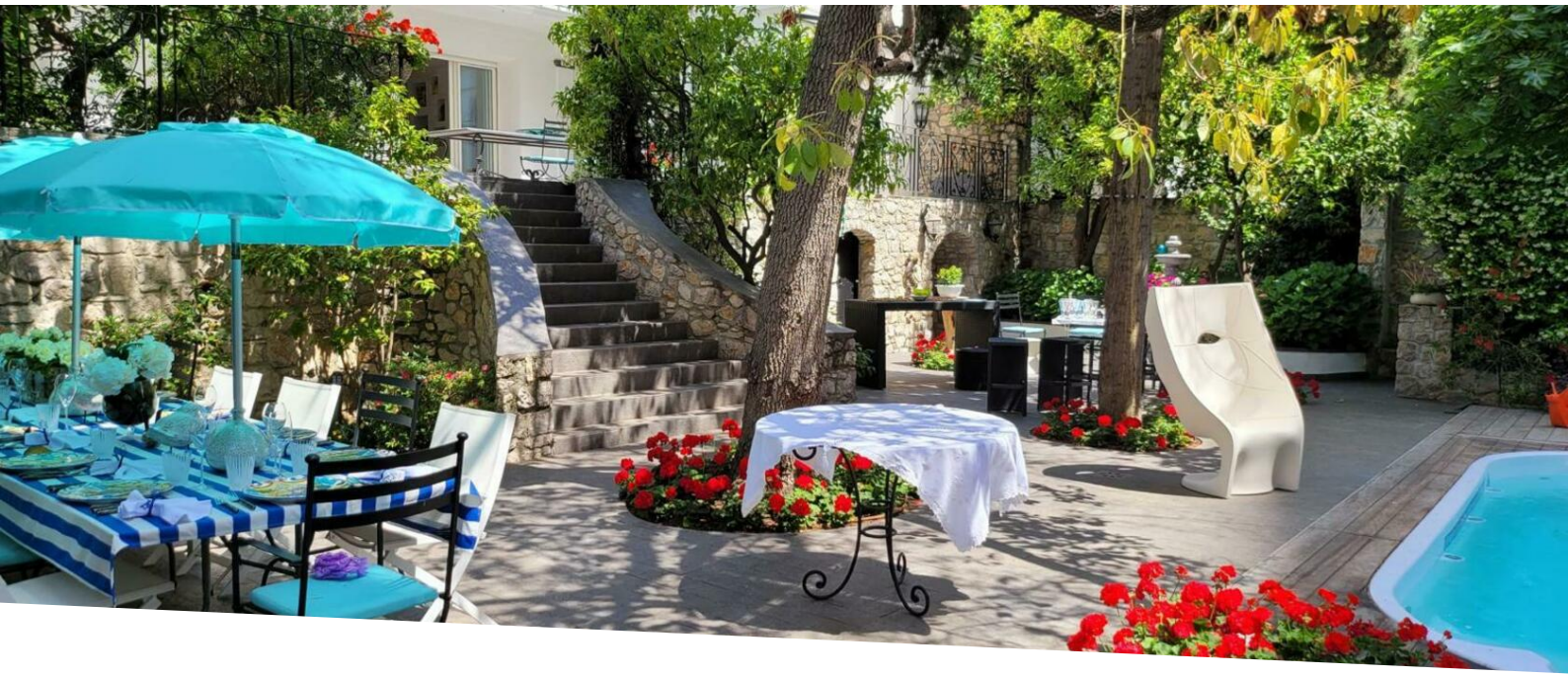
Petrini Exclusive Real Estate Monaco
3 Avenue des Citronniers
98000 Monaco
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contact@petrini.mc
www.petrini.mc



Exceptional villa in Monaco – rare opportunity with garden and pool

For sale

Price on request

Product type **Villa**	*Num rooms* **6**
City **Monaco**	*Country* **Monaco**
Living area **345 m²**	*Garden area* **700 m²**
Total area **1 045 m²**	*Bedrooms* **4**
Bathrooms **4**	*Parkings* **5**
Condition **Good condition**	*View* **town**
Exposure **South East**	*Release date* **To be determined**
Ref. **PEV1025**	

Located on the border between Monaco and France, this unique residence combines prestige and comfort. With a surface area of 270 m², it extends over several levels and benefits from a beautiful light thanks to its ideal exposure.

Nestled in a quiet environment, it offers a spacious landscaped garden, a private swimming pool and an independent apartment of 75 m².

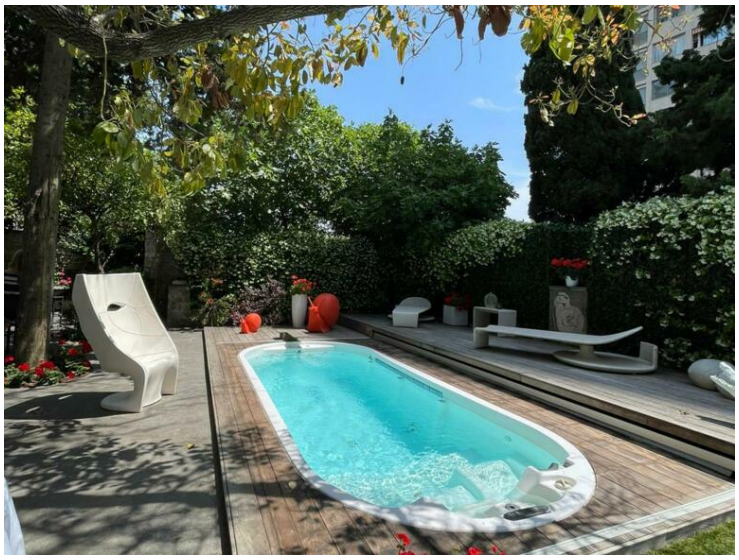
Located on the border with Monaco, this independent residence of 270 m² offers generous spaces and a beautiful light. It consists of a large living room, a dining room, an equipped kitchen, an office and a guest toilet.

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.

Upstairs, four bedrooms each have their own bathroom and access to a terrace with solarium. The 700 m² landscaped garden houses a heated swimming pool and a pleasant relaxation area.

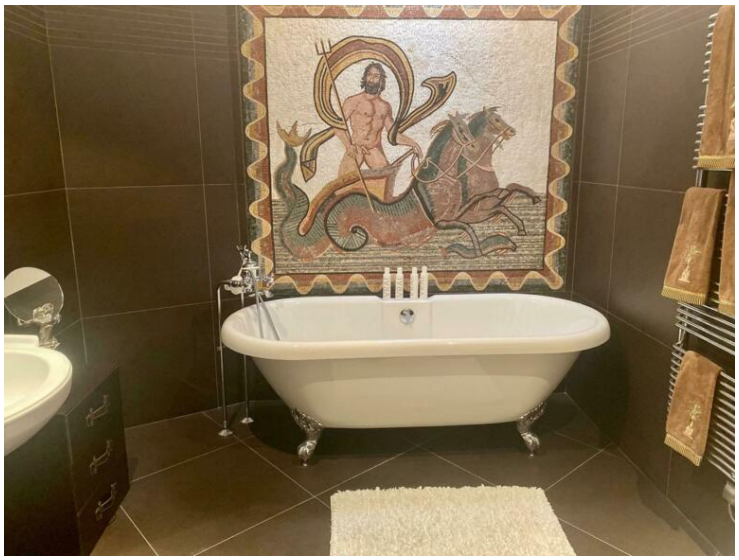
An independent apartment of 75 m², a wine cellar, a garage for several cars and an interior elevator complete this rare property.

This property is on the border between France and Monaco, with access located on the Monegasque side. It extends over the two territories, one part being in Beausoleil and the other in the Principality.



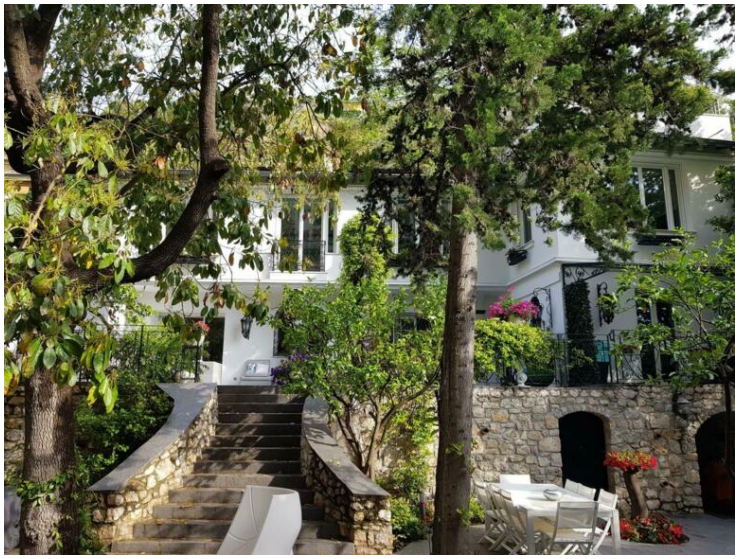


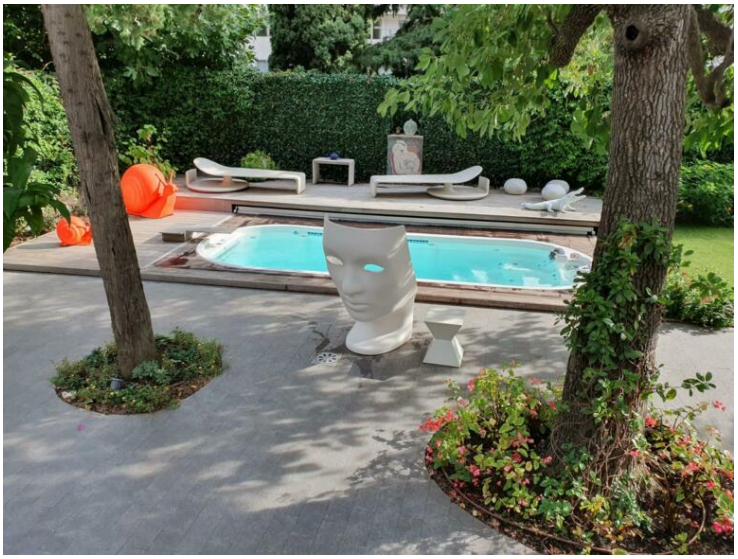


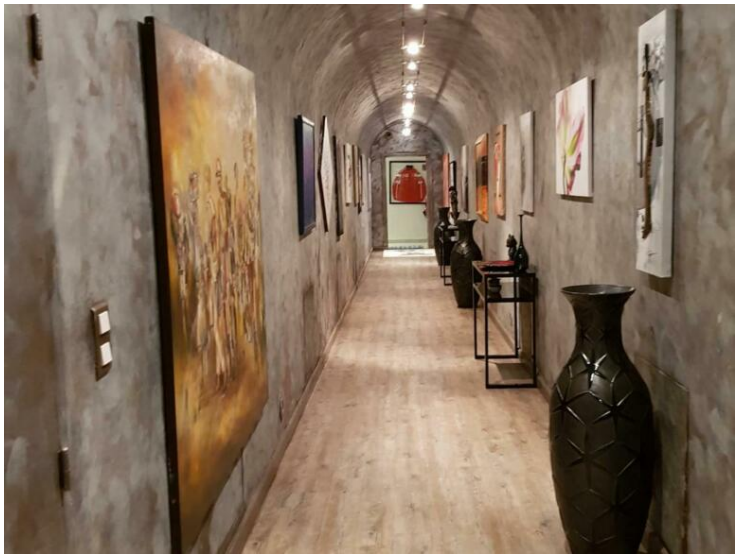


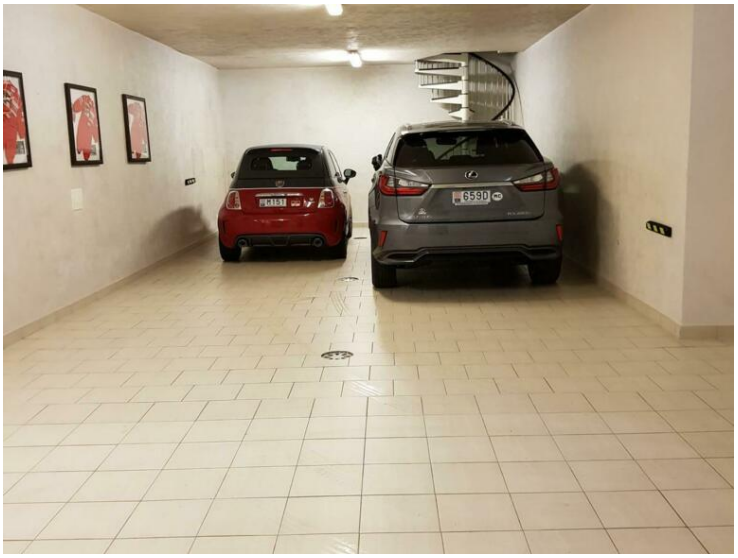
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