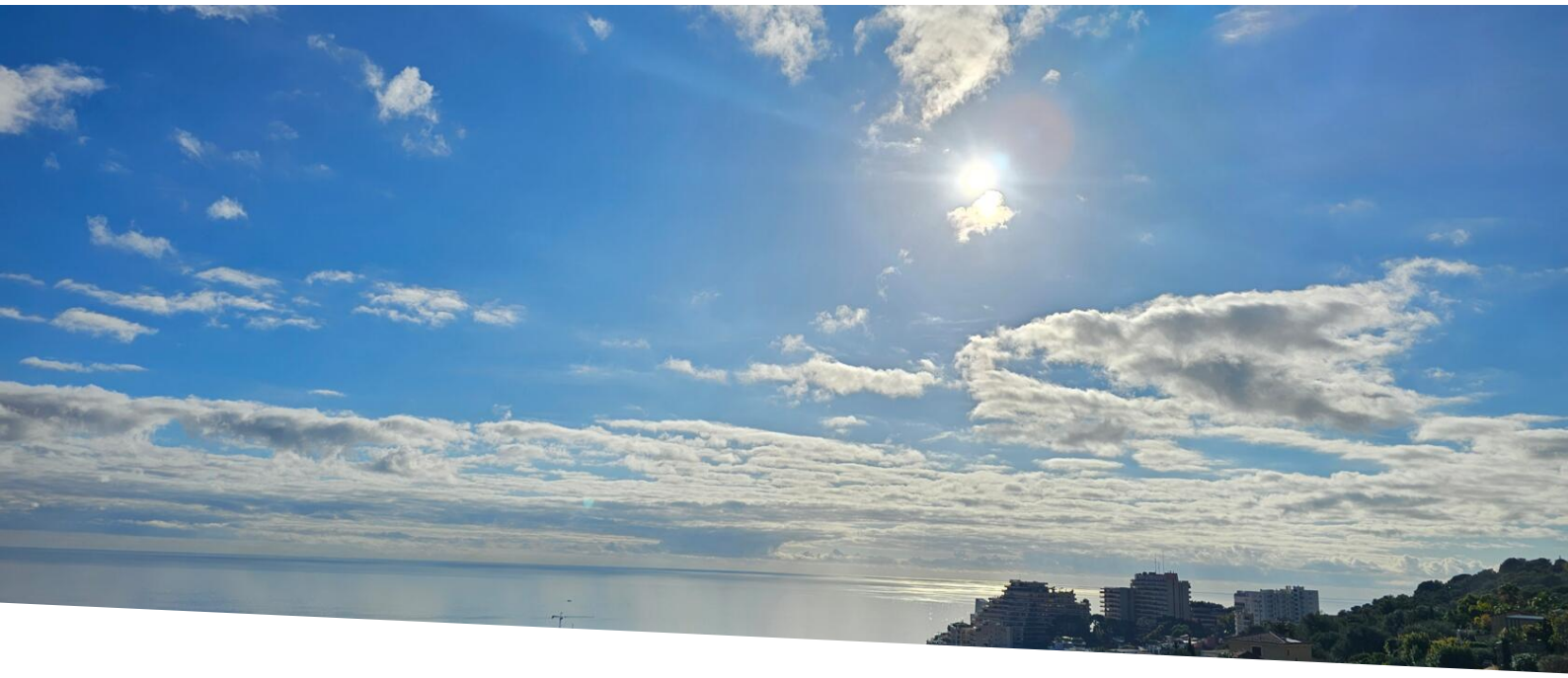
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Magnificent Provençal villa with panoramic views of Monaco and the sea

For sale | Sole agent | 3 200 000 €

Product type **Villa**	*Num rooms* **+5 rooms**	*City* **Beausoleil**	*Country* **France**
Living area **150 m²**	*Terrace area* **80 m²**	*Land area* **1 490 m²**	*Total area* **1 490 m²**
Bedrooms **4**	*Bathrooms* **3**	*Parkings* **+5**	*Cellars* **+5**
Floor **R+1**	*View* **Monaco, sea and mountains**	*Exposure* **SOUTH**	*Ref.* **AL 277 FR 2**

Only **10 minutes walk from Monaco** and **2 minutes by car**, this superb Provençal style villa, in excellent state of maintenance, benefits from a privileged environment, optimal sunshine and spectacular views of the Mediterranean, Monaco, the Rock, and the Tête de Chien.

Built on a beautiful wooded plot, the property is currently organised on two levels that can be joined or kept according to needs.

Garden level:

- Entrance hall,
- Kitchen open to the dining room,
- Large bright living room,
- Two bedrooms with fitted wardrobes,

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- Full shower room,
- Storage / storeroom,
- Very large terrace,
- Storage room,
- Outdoor toilets.

First floor:

- Entrance hall,
- Spacious living room with open kitchen and fireplace,
- Two bedrooms, including a magnificent master suite with dressing room and full bathroom,
- A second full shower room,
- Large terrace with exceptional views.

Outside, a magnificent landscaped terraced garden offers multiple relaxation areas. The property is **suitable for a swimming pool** (old septic tank), allowing the creation of a beautiful swimming pool with a view.

A large independent studio remains to be fitted out according to your desires (currently used as a deposit/storeroom), offering a strong potential for a guest accommodation, a workspace or a hobby room.

The villa also has several parking spaces equipped with lighting and electrical outlets.

About fifteen steps lead to the property.

The highlights:

- Only a few minutes from Monaco,
- Exceptional panoramic view of the sea, Monaco, the Rock and the Tête de Chien,
- Villa in excellent condition,
- Very sunny,
- Large garden with trees,
- Swimming pool,
- High development potential,
- Several parking spaces.

A rare property, offering a privileged living environment at the gates of the Principality.

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