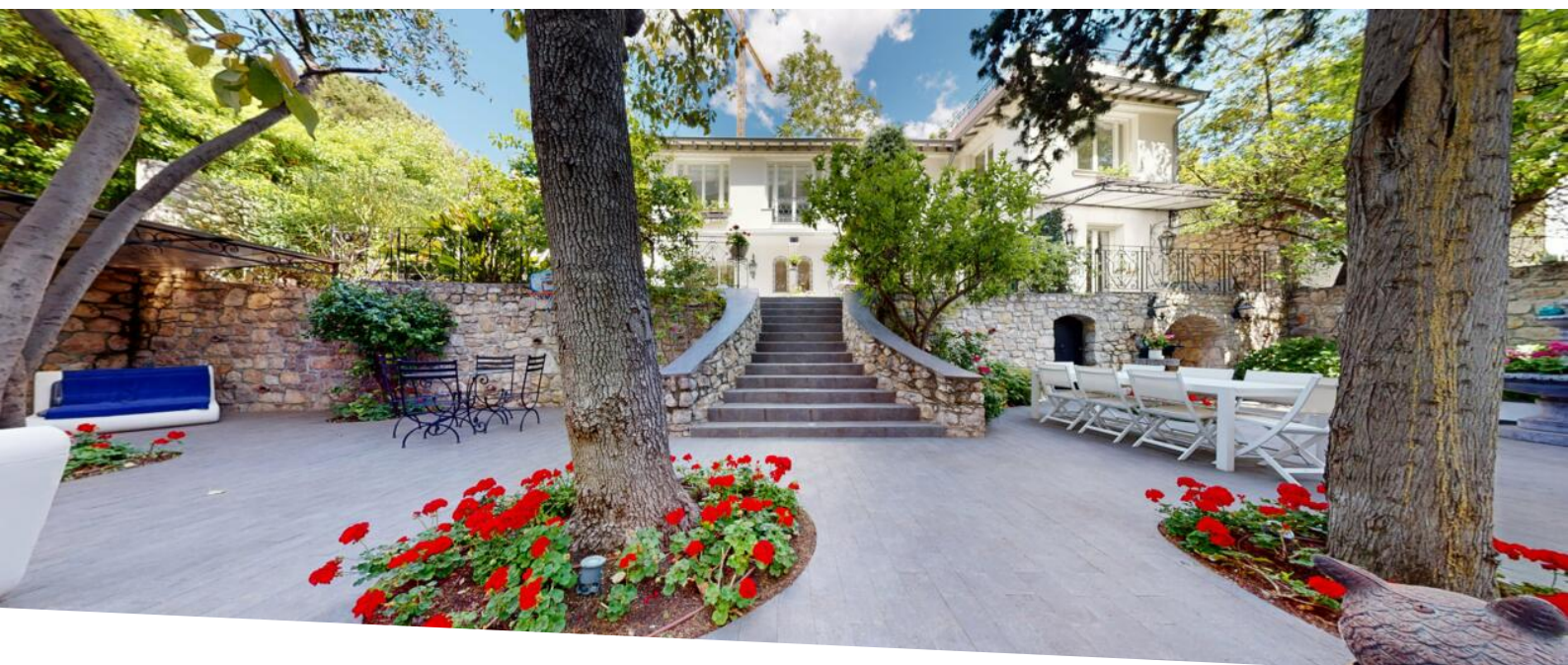




EXCEPTIONAL PRIVATE VILLA FOR SALE - SAINT ROMAN

For sale

23 000 000 €

Product type Villa	Num rooms 6
Building Villa Albaya	District La Rousse - Saint Roman
Living area 270 m²	Land area 700 m²
Total area 970 m²	Bedrooms 4
Parkings 5	Condition Very good condition
View Town	Exposure Southeast
Ref. MIMVILLAALBAYA	

This prestigious villa has been fully renovated with quality materials and offers an exceptional location on a plot of 700 m2. With a total area of 270 m2, it extends over two levels. The villa also features a landscaped garden, a swim spa, and a terrace. An independent apartment of 75 m2, a garage for five cars, a reception desk, and a corridor leading to the elevator serving the villa complete this exceptional property.

This villa is composed of:

- On the ground floor, an entrance hall opening onto a spacious living room, a kitchen and a dining room opening onto a terrace, a dressing room, a library and guest toilets.
- On the first floor (accessible by elevator or staircase), four bedrooms including three with en-suite



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Page
1/6

Ref. : MIMVILLAALBAYA

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.

bathrooms and a shower room, a dressing room and access by staircase to the roof terrace.
- On the garden level, a wine cellar adjoining the dining room.

This property is located on the border between France and Monaco. Its entrance is on Monégasque territory. It is a property shared between the two territories, with one part located in Beausoleil and another part on the territory in Monaco.

