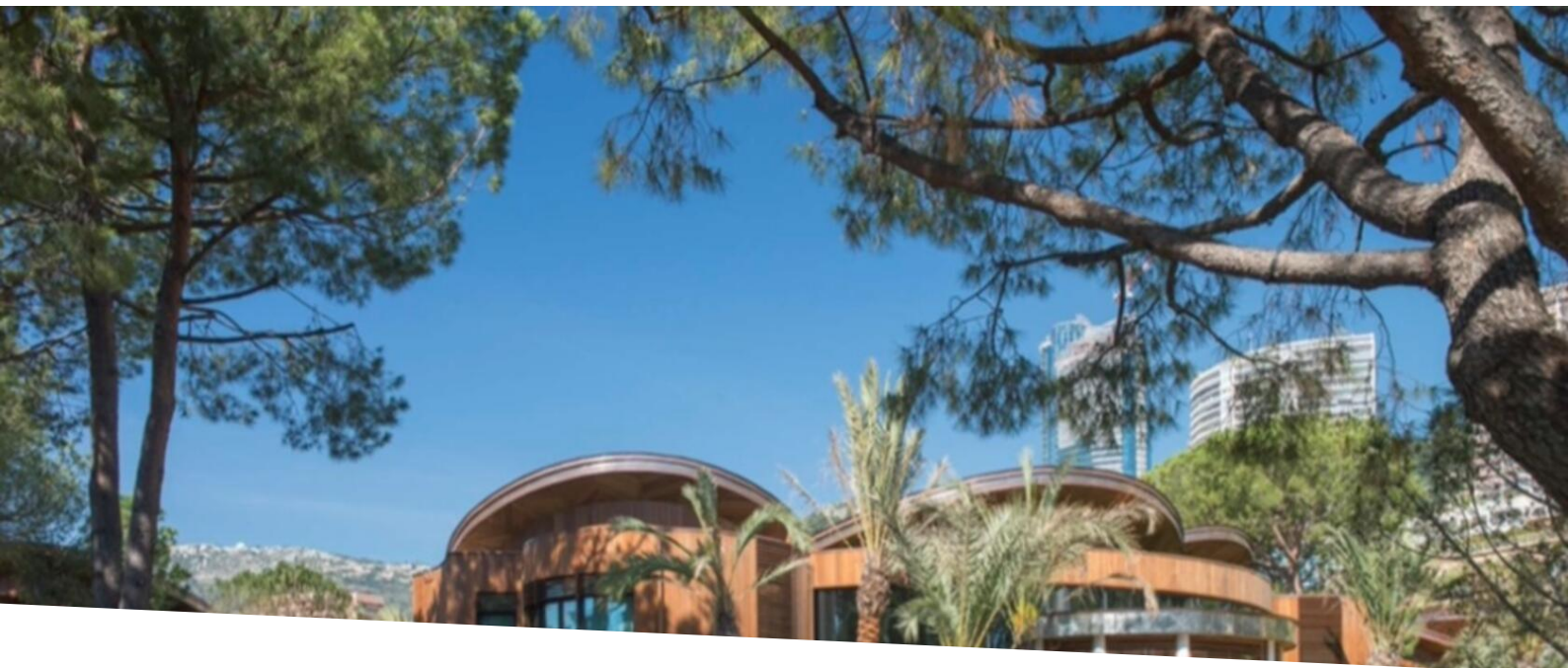




VILLA DU SPORTING LARVOTTO

Location

300 000 € / mois

Type de produit Villa	Nb. pièces 6
Immeuble Les Villas du Sporting	Quartier Larvotto
Superficie habitable 680 m²	Chambres +5
Salles de bains 4	Parkings +5
Etat Prestations luxueuses	Date de libération Septembre 2025
Ref. L-VOL-VC-01	

Villa d'exception située au Larvotto avec piscine et vue mer.
Prestations luxueuses.
Disponible septembre 2025

This magnificent villa offers 680 sqm of living area, is located on the Presqu'île du Larvotto, with great panoramic sea

views, direct access to the sea for swim and a few minutes from the beach.

The villa is composed:

□ On the ground-floor:

- an entrance hall leading onto a huge living-room with double-height ceilings



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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.

- a dining-room
- an office
- 2 bedrooms with en-suite bathroom and dressings

All open on the private heated swimming-pool and its terrace.

- An equipped kitchen
- A room that can be used as a gym
- Guest toilets

□ On the 1st floor:

- 2 bedrooms with en-suite bathroom, dressings and terraces

□ On level -1:

- A huge room of 140 sqm, that can be used as a cinema room, with an amazing view on to the

inside of the pool

- Storage room
- Laundry room equipped with washing machine and tumble dryer
- A staff office with shower and toilet
- A private parking up to 6 places

An indoor lift serves all floors.

The villa is let unfurnished. The possibility of renting the villa with the current furniture can be an option.

The rent is 300 000€ per month, charges included (electricity, water, air conditioning, maintenance of the swimming-

pool and the gardens).

The residents can enjoy the swimming pools and the fitness center of the Monte-Carlo Bay Hotel & Resort (4 nominative memberships)

Round-the-clock concierge.



