



Rare stand alone villa in Monaco-Ville with planning permission

For sale

Co-exclusive

12 400 000 €

Product type House	Num rooms 3 rooms
District Monaco-Ville	City Monaco
Country Monaco	Total area 179 m²
Bedroom 1	Bathrooms 2
Parking 1	Condition Renovated
Ref. SAV317MC / MNO210018	

Exclusive! Rare Belle Epoque trophy villa in Monaco-Ville. For sale via Savills Monaco.

A property for discretion, peace and autonomy, this is your chance to purchase a rare stand-alone villa within the historic setting of Monaco-Ville.

For those seeking tranquility and privacy within the busy Principality of Monaco, Le Rocher provides just that. A short distance from the Prince's Palace, Pavillon Paulnette is a 4-storey, south-facing, Belle époque villa which benefits from the highest levels of security in Monaco.

Vehicular access to Monaco-Ville is restricted to those with a Monaco or local licence plate or to those having



a valid reason to visit. Tour buses are prohibited as are motorcycles after 10PM. This is especially attractive to those seeking privacy and tranquility as a priority.

Pavillon Paulnette is tucked away on a quiet muse with a rare ground floor garage large enough for two small cars or one larger car and motorbike. From the garage, a private entrance leads to the main hallway and a staircase which leads to the open-concept first floor.

On the first floor is a fully equipped, modern kitchen with a gas cooker and oven, dishwashers, American-style refrigerator, plentiful cupboard space, and a hidden pantry. The dining area can comfortably seat 6 people and a convenient guest WC is cleverly concealed behind a decorative wall.

The property has been beautifully refurbished by the current owners with interesting architectural features throughout. A sculptural, floating staircase leads up to the second level lounge and office space. The office could easily be altered to create a separate bedroom. The lounge has a full washroom with shower nestled behind a creatively designed door.

A spiral staircase leads to the master bedroom (level 3) which is generous in size and features a built-in high security wall safe. The bedroom opens onto a beautiful balcony perfect for enjoying the Côte d'Azur sunshine. Off the bedroom is a walk-in wardrobe which leads to an en suite bathroom which has been finished with an alluring black stone. The shower looks out to sea, meaning you will enjoy waking up and ending the day with a stunning view.

The entire house is fitted with an in-wall speaker system that makes the property perfect for hosting parties and friends. There is underfloor heating throughout.

The owners have applied and have received the permission to add an extra level (level 4) which would add approximately 45 sq m to the property. This level will benefit from outstanding views over the sea to Cap Martin and Italy.

The property benefits from:

- Independent house with no shared walls
- Immaculate presentation
- Bright, south facing
- Central air conditioning
- Security system
- Underfloor heating throughout
- Large private garage
- Extra rental parking possible nearby
- Exceptionally peaceful location
- Possibility to add a floor

This Villa is composed of:

- Ground floor: entrance & garage
- First Floor: large open plan kitchen / dining room / guest bathroom
- Second floor: study/ living room, washroom with shower
- Third floor: bedroom with ensuite bathroom with shower / dressing room and sunny terrace









