



## UNIQUE VILLA ON THE RAMPARTS

For sale

Price on request

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>7</b>
<i>Building</i> <b>Monaco Ville</b>	<i>District</i> <b>Monaco-Ville</b>
<i>Living area</i> <b>650 m<sup>2</sup></b>	<i>Bedrooms</i> <b>6</b>
<i>Bathrooms</i> <b>5</b>	<i>Parking</i> <b>1</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Panoramic view of the Port</b>
<i>Exposure</i> <b>south east</b>	<i>Ref.</i> <b>VMC2116</b>

This exceptional and very rare property represents an opportunity to acquire a town on the ramparts of Monaco with a panoramic view.

This villa enjoys an exceptional view of Port Hercule, the Principality of Monaco and the Formula 1 Grand Prix circuit.

The property is built over several levels, each measuring around 85 m<sup>2</sup>.

Currently, the 1st floor is rented, with the possibility of giving the tenant notice to vacate when the villa is sold, subject to a few months' notice.

The first floor of the semi-detached villa has an extraordinary parking space, which is rare on the Rocher.

This villa offers great potential for reorganization to the taste of the future purchaser.

The top floor is under law 1235 and



unoccupied.

On the rue Basse side, the current owner owns the walls of the premises, which are rented to a restaurant. The current owner undertakes to pay the right to the lease in order to recover the premises. The villa will be unoccupied at the time of sale.



This villa has two entrances, one at 12 bis Rue Rempart via the parking lot, and another at 13 Rue Basse. From the rue Basse, stairs lead up to the 1st floor, where there are two bedrooms with en-suite bathrooms. Internal stairs lead to the spacious fitted kitchen, which opens onto a large terrace. This kitchen is a beautiful living space with a dining area. On the upper floor, there's a lovely living room and a bedroom. Finally, on the top floor, there are 3 bedrooms opening onto a terrace.





