



## BEAUSOLEIL - RENOVATED BOURGEOIS VILLA WITH SEA VIEW - MONACO BORDER - 5 BEDROOMS - SAINT ROMAN

For sale

Co-exclusive

3 950 000 €

Product type <b>House</b>	Num rooms <b>6</b>
City <b>Beausoleil</b>	Country <b>France</b>
Total area <b>280 m<sup>2</sup></b>	Bedrooms <b>5</b>
Parkings <b>2</b>	View <b>SEA and MONACO</b>
Exposure <b>south</b>	Ref. <b>PE_6 PIÈCES_ VILLA_ BEAUSOLEIL</b>

Townhouse in Nice bourgeois style, entirely tastefully decorated in a Scandinavian spirit, ideally located on the immediate border of Monaco.

This rare property has a large roof terrace of 65 m<sup>2</sup> partially covered, offering remarkable sunshine. It also benefits from a large closed garage that can accommodate two vehicles as well as one with several two-wheelers.

On the garden level, an independent apartment composed of two bedrooms, a living room with equipped kitchen, a bathroom and toilet is an ideal space for older children, household staff or to welcome in complete autonomy.

The first floor hosts three bedrooms, including a master suite opening directly onto a quiet terrace located at the back of the house, offering a pleasant feeling of openness and tranquility. Two dressing rooms, a



bathroom, and a shower room with WC complete this floor.

On the second floor, a bright living room with sea and Monaco view, a laundry room, storage space, a bathroom with WC, as well as a kitchen open to the dining room make up a convivial living space. The dining room opens onto a mezzanine accessible by an internal staircase, bringing a high ceiling and a generous volume to the room. From this furnished mezzanine, there is direct access to the large roof terrace.

Combining the charm of the old, a contemporary renovation and a strategic location just a stone's throw from Monaco, this singular house offers a living environment that is as practical as it is elegant.









