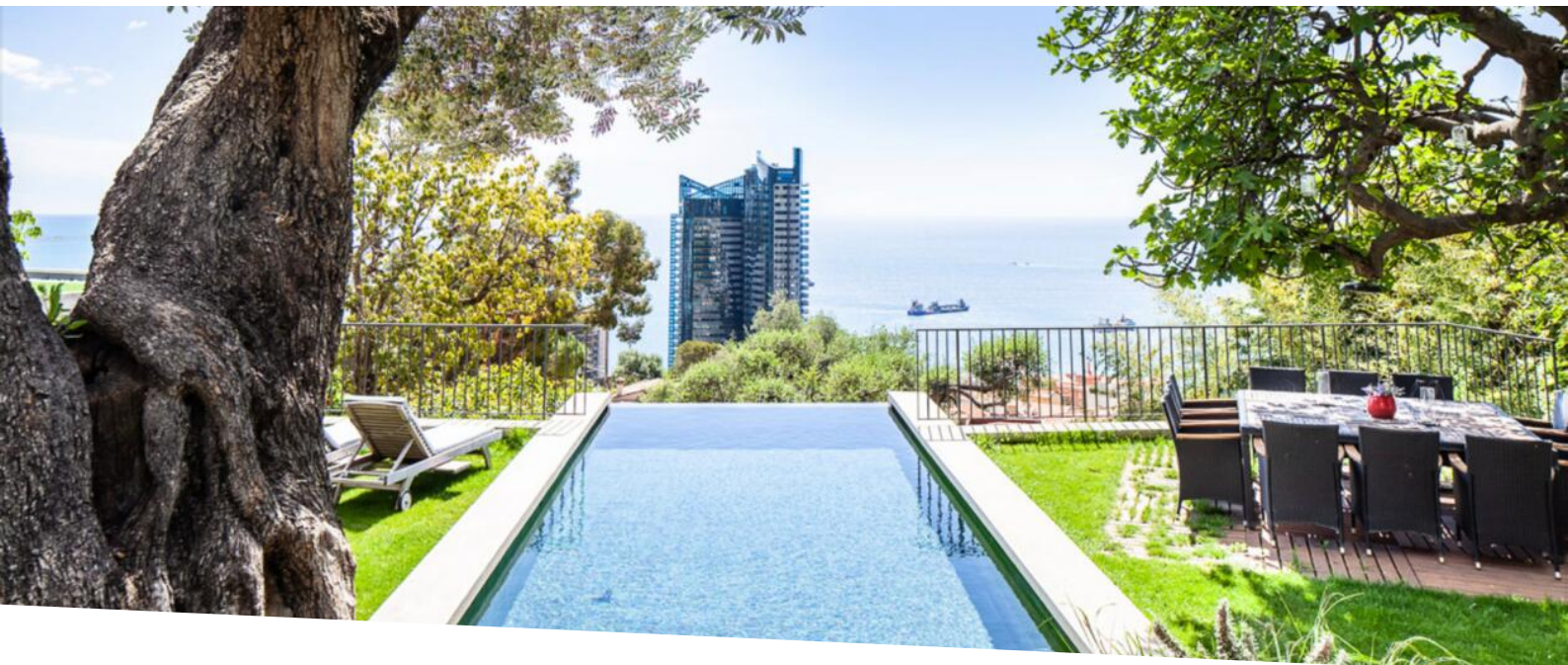




## BEAUSOLEIL - IMMEDIATE VICINITY MONACO - 5 ROOMS - PANORAMIC SEA VIEW

For sale

Sole agent

3 690 000 €

|                                              |                                         |
|----------------------------------------------|-----------------------------------------|
| Product type<br><b>House</b>                 | Num rooms<br><b>6</b>                   |
| City<br><b>Beausoleil</b>                    | Country<br><b>France</b>                |
| Living area<br><b>250 m<sup>2</sup></b>      | Land area<br><b>2 000 m<sup>2</sup></b> |
| Bedrooms<br><b>4</b>                         | Bathrooms<br><b>4</b>                   |
| Parkings<br><b>3</b>                         | Cellar<br><b>1</b>                      |
| Box<br><b>1</b>                              | Floor<br><b>2</b>                       |
| Condition<br><b>Very good condition</b>      | Release date<br><b>Janvier 2026</b>     |
| Ref.<br><b>PE_FR_VENTE<br/>5P_Beausoleil</b> |                                         |

Located a few minutes from the Principality, this villa overlooks Monaco and offers a panoramic sea view. Completely renovated, it has four bedrooms, each with its own bathroom, plenty of storage space, as well as a well-kept garden. The whole is quiet, bright and in excellent condition. A house designed to combine comfort, functionality and a privileged location, on the Monegasque border.

Arranged over two levels, the villa offers two distinct living areas:

- **On the main floor:** a master suite with walk-in wardrobes and a full bathroom (Italian shower, deep



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bathtub, double sinks), and a large open-plan living space with a modern kitchen, central island, pantry, and a custom fireplace in the lounge area. Large sliding glass doors open fully onto a spacious terrace with panoramic sea views. Guest WC.

- **On the lower level:** a cinema or games room with bar and projection screen, a guest bedroom with en-suite bathroom, two additional bedrooms (one with shower, the other with bathtub), a laundry room with laundry chute from the master bedroom above, and generous storage space.

Outside, a landscaped garden surrounds the villa, featuring mature olive trees, a large fig tree, citrus trees, and a climbing kiwi plant. The infinity pool overlooks a pétanque court, with additional storage space underneath. There's also a barbecue area with seating for 12, a closed workshop, and two covered parking spaces.





