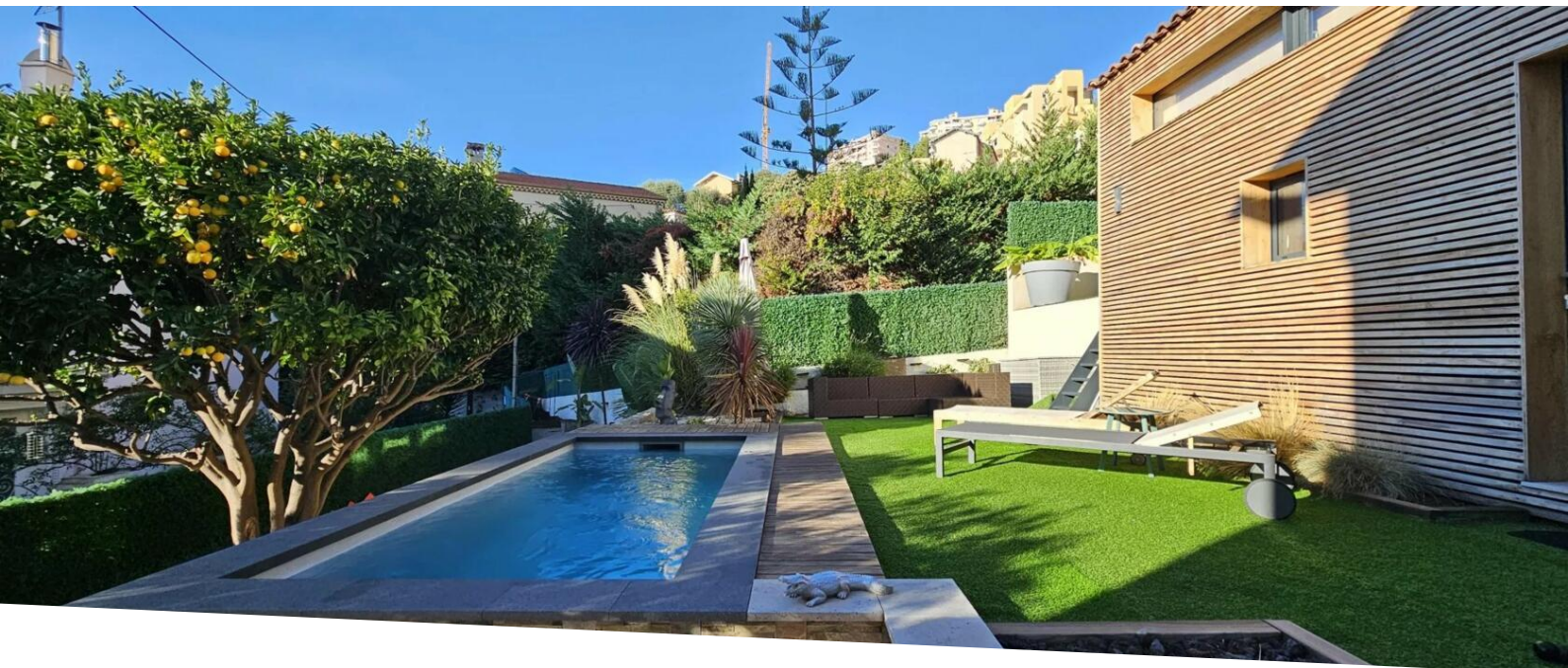




## A STONE'S THROW FROM MONACO NICOISE TYPE VILLA

For sale

1 680 000 €

|                                                |                                    |                                  |                                 |
|------------------------------------------------|------------------------------------|----------------------------------|---------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>4 rooms</b> | <i>City</i><br><b>Beausoleil</b> | <i>Country</i><br><b>France</b> |
| <i>Living area</i><br><b>115 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>3</b>        | <i>Bathrooms</i><br><b>2</b>     | <i>Box</i><br><b>1</b>          |
| <i>Ref.</i><br><b>PPMIV02113</b>               |                                    |                                  |                                 |

A beautiful 4-room 'niçoise style' villa on two levels, in excellent condition, with direct drive access, offering city and smaller sea views in a quiet location just 2 minutes from Monaco.

The villa offers approximately 115 m<sup>2</sup> of living space, comprising: an entrance hall, an office/laundry room, a living room, a large, fully equipped modern kitchen, three bedrooms, including a master suite with shower room and dressing, a bathroom, and a separate toilet.

Built on a 370 m<sup>2</sup> plot with several terraces, including a summer kitchen and barbecue area, a garden, a swimming pool, and a guest apartment.

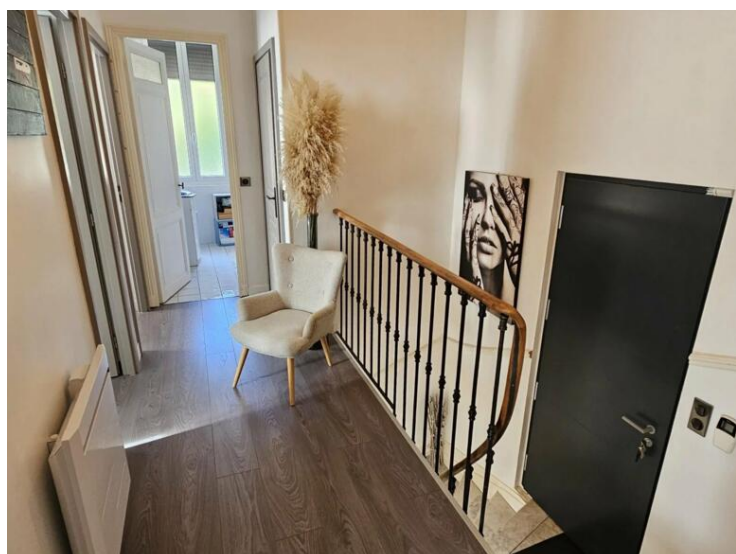
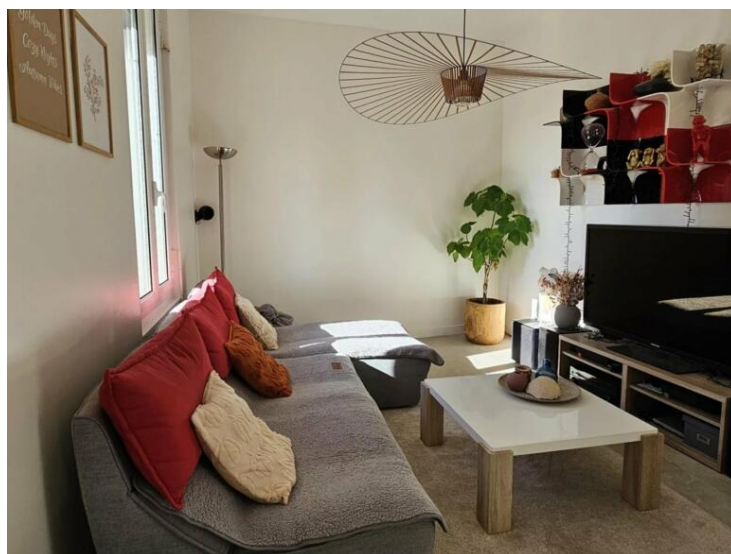
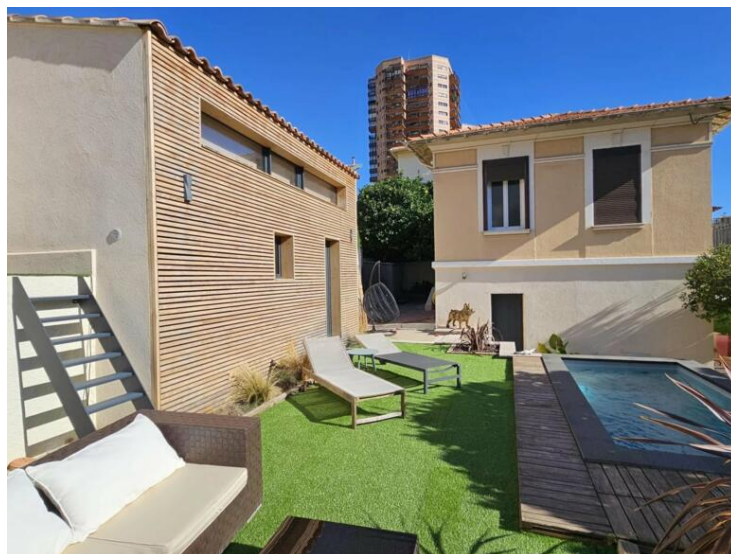
The property features direct drive access via a private gate and a large garage for two cars.

There is also a pedestrian path providing quick, child-safe pedestrian access to Monaco.

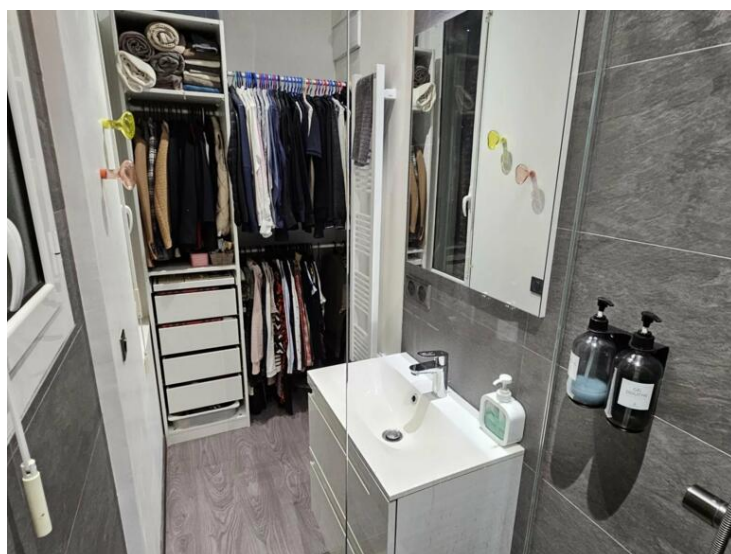
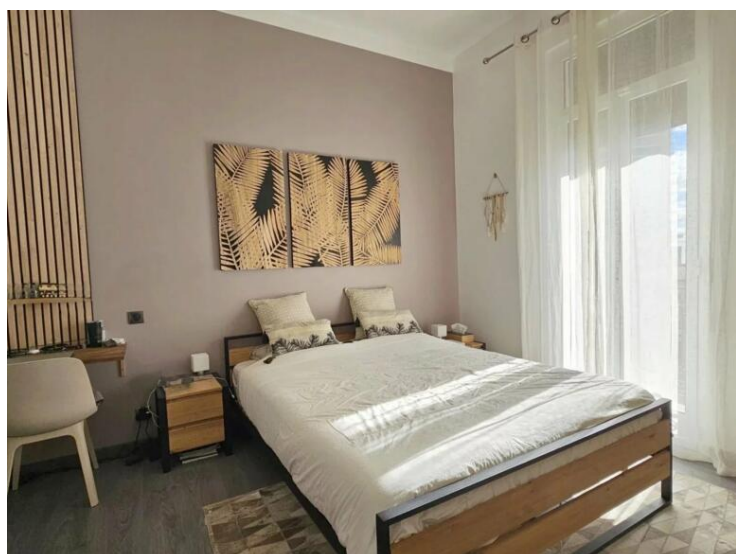
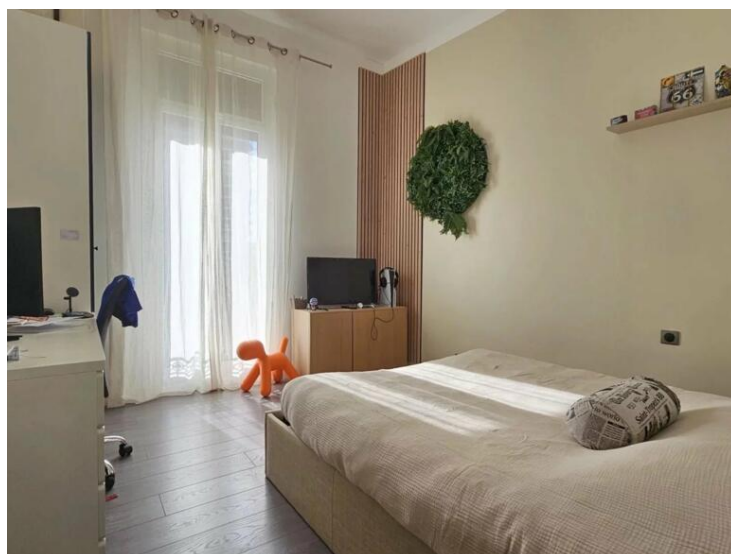
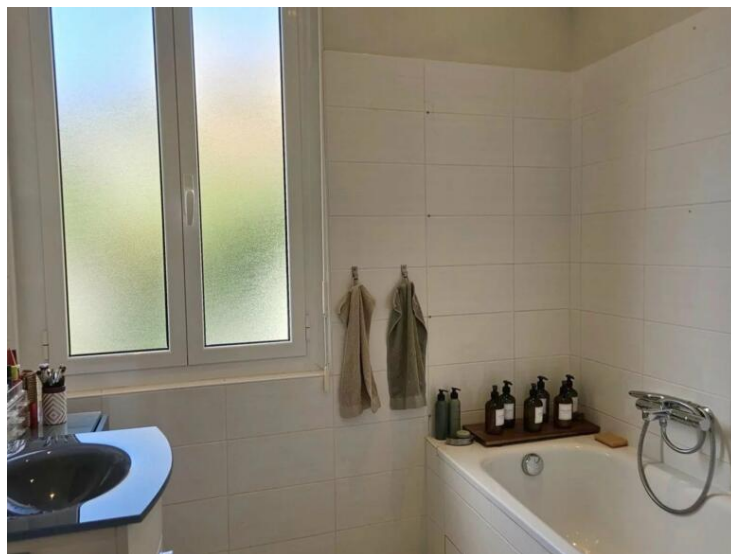
A haven of peace, just a stone's throw from the Principality of Monaco. A perfect family home !



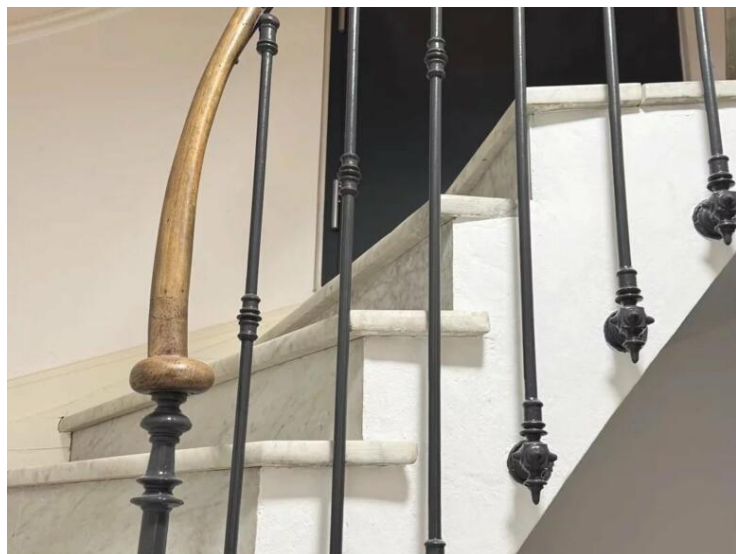




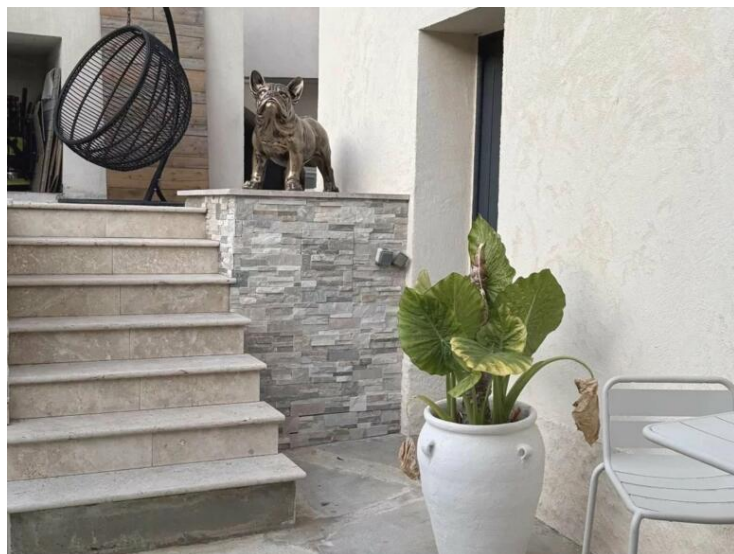












### Diagnostic de Performances Énergétiques

