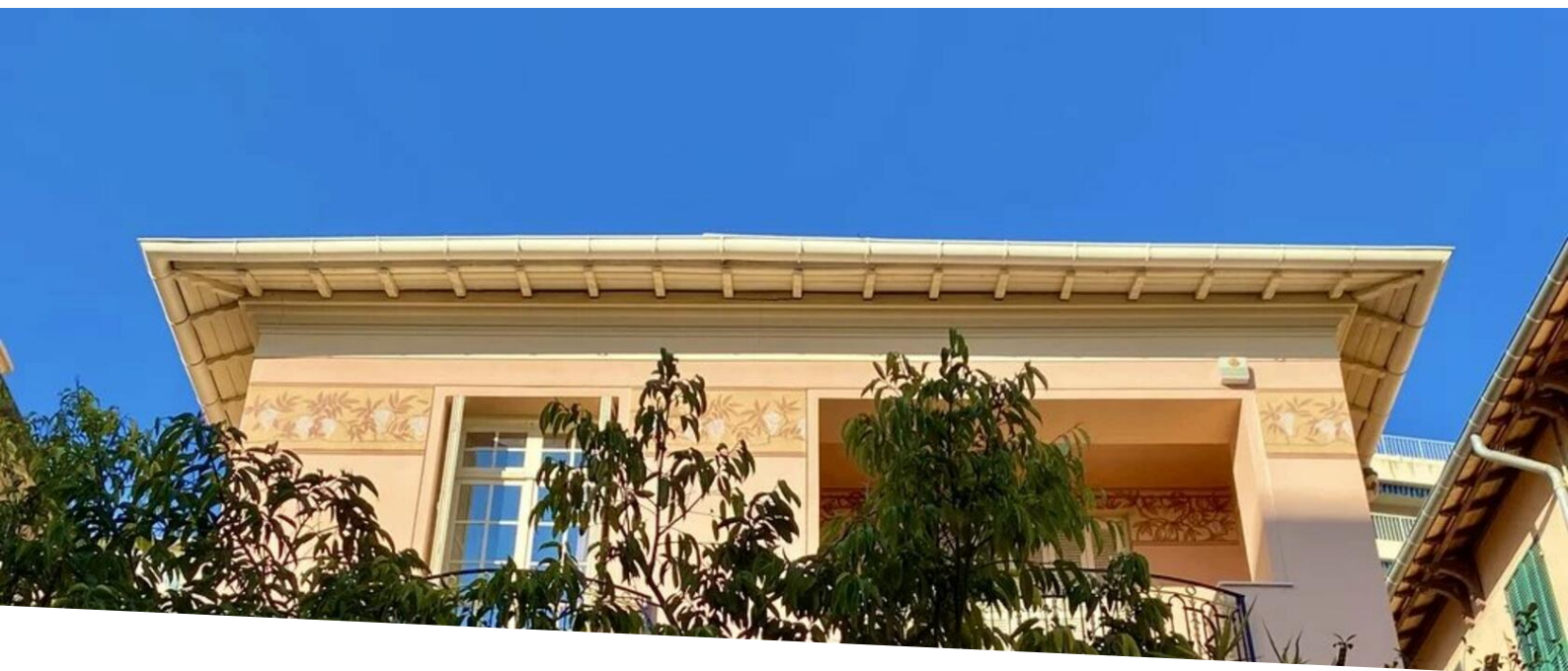




Belle Époque Villa at the Gates of Monaco

For sale

2 380 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms	<i>City</i> Beausoleil	<i>Country</i> France
<i>Living area</i> 180 m²	<i>Land area</i> 315 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 2
<i>Ref.</i> 86518099			

Ideally located just two streets from Monaco, this Belle Époque villa, built in the early 20th century, is set on a 315 sqm plot and offers 154 sqm of living space, harmoniously distributed over several levels.

The ground floor features a beautiful living area with a bright lounge and open-plan kitchen, complemented by a pantry and a separate guest toilet.

On the first floor, the sleeping area comprises a bedroom with a small balcony, a bathroom with toilet, a home cinema room (which can easily be converted back into a bedroom), a second bedroom currently used as an office, as well as a dressing room.

The basement offers an independent bedroom with a shower room, ideal for guests or as an additional private space.

The property therefore allows for a total of four bedrooms.



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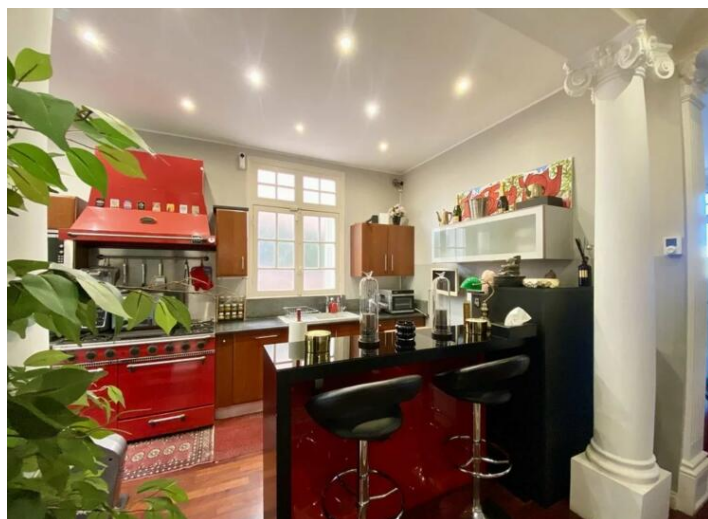
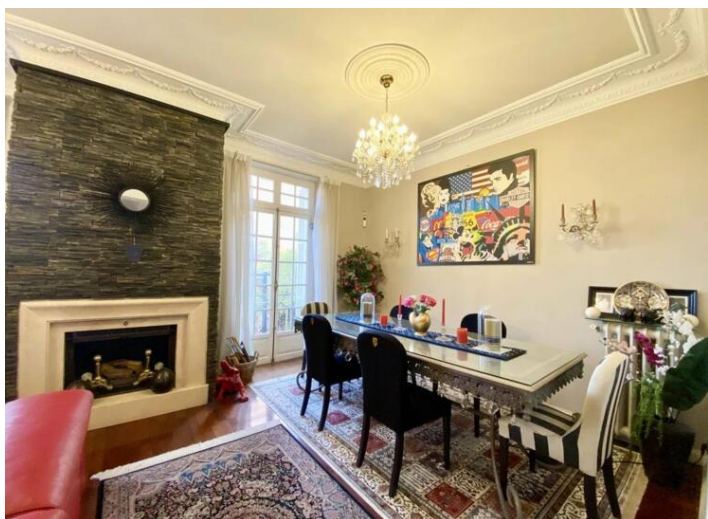
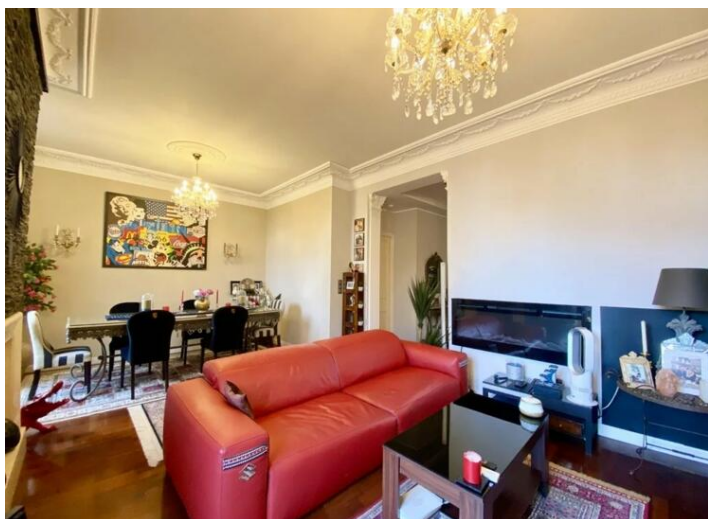
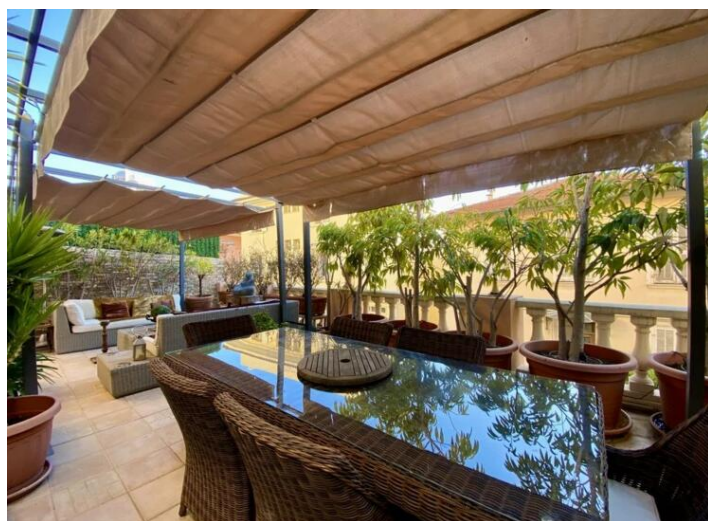
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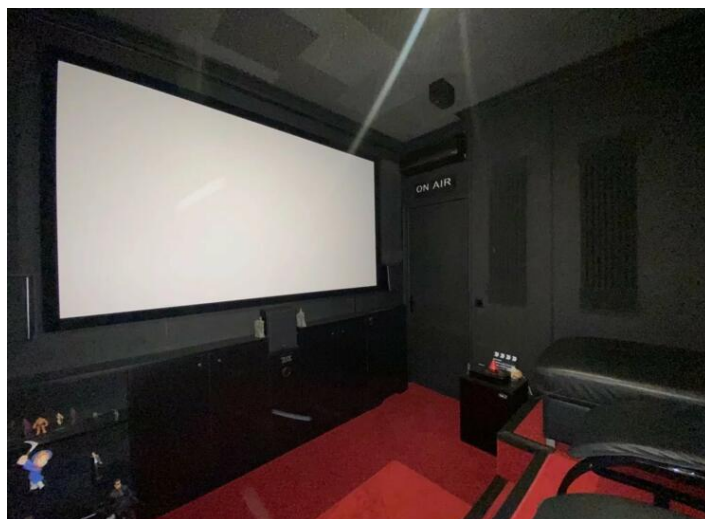
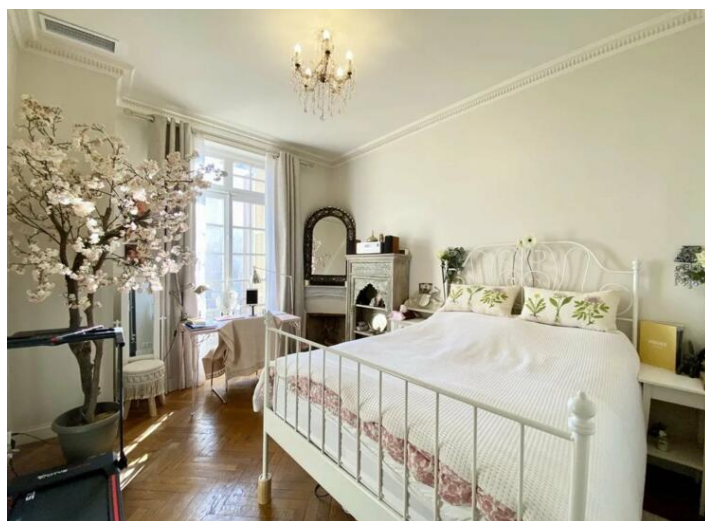
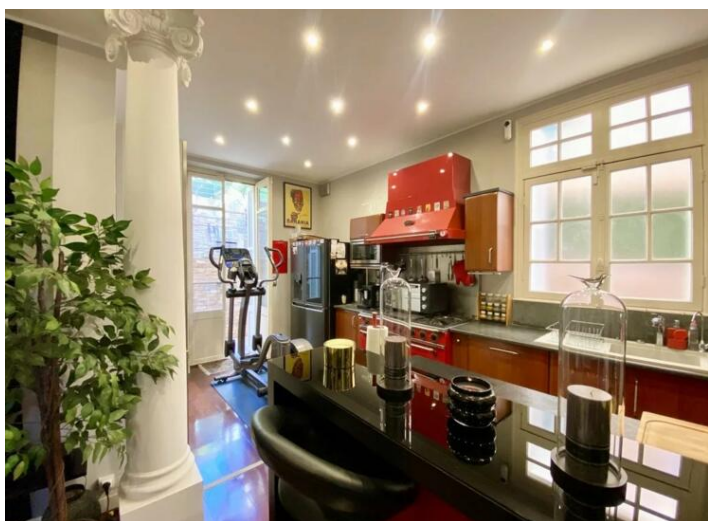
Outside, the villa enjoys a large south-facing terrace, a true extension of the living space. At the rear of the house, two landscaped terraces create a unique relaxation area, featuring a golf putting practice and a cosy leisure space with a covered jacuzzi, allowing you to fully enjoy the sunshine and the surrounding tranquillity.

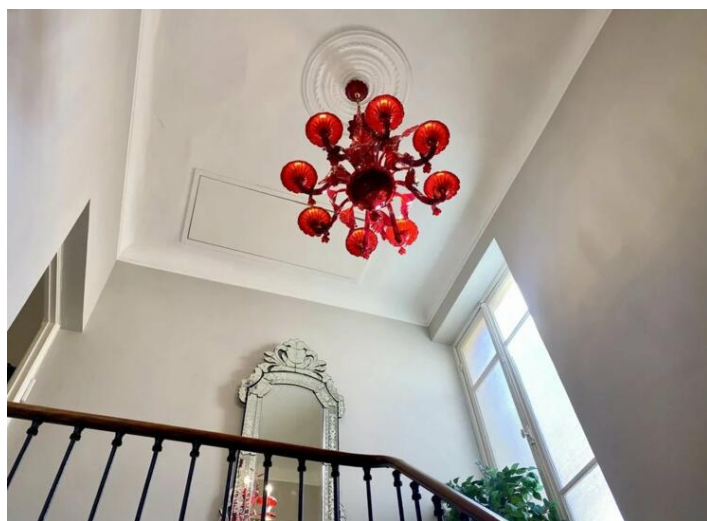
The property also benefits from high-end technical and comfort features, including a private home cinema room, a photovoltaic system with 16 solar panels and battery, reversible air conditioning on all levels, and a comprehensive security system with videophone, alarm, 24/7 video surveillance and an external security airlock.

This Belle Époque villa perfectly combines period charm, modern comfort, and an exceptional location in immediate proximity to Monaco.









Diagnostic de Performances Énergétiques

