



**Lorenza
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LUXURY REAL
ESTATE MONACO

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SOLE AGENT - EXCEPTIONAL BELLE EPOQUE VILLA

For sale

Sole agent

39 500 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 12
<i>District</i> La Rousse - Saint Roman	<i>City</i> Monaco
<i>Country</i> Monaco	<i>Total area</i> 674 m²
<i>Bedrooms</i> +5	<i>Bathrooms</i> 5
<i>Parking</i> 1	<i>Cellar</i> 1
<i>Box</i> 2	<i>Condition</i> Good condition
<i>Release date</i> Available	<i>Ref.</i> VMC_1281_

In one of the most sought-after locations in the Principality of Monaco, just a few steps from the renowned International School of Monaco, lies a rare architectural gem of the Belle Époque: a detached private villa that perfectly combines tradition, prestige, and quality of life. This exceptional residence is a true jewel – ideal for families as well as connoisseurs of architectural treasures. With a generous total area of 675 m² spread over four elegant floors, the villa reflects the style and sophistication of the Belle Époque. The façade enchants with its artistic details. Inside, the grandeur continues: high ceilings, large, partly floor-to-ceiling windows, and fine materials create a bright and airy atmosphere. Historical elements such as ornate stuccowork, antique parquet floors, and decorative fireplaces bring the charm of a bygone era to life – while inviting the harmonious integration of modern elegance. Currently, the villa offers six spacious bedrooms and eight fully equipped bathrooms. Expansive



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living and reception areas allow for stylish entertaining, private family retreats, and living at the highest level. A fully approved expansion plan for an additional floor gives the new owner the opportunity for individual customization. The villa's ideal southern exposure ensures all-day sunlight and offers an impressive panoramic view over Monaco, along with a breathtaking view of the Mediterranean Sea. This villa presents a unique opportunity to acquire a piece of Monegasque history in one of the safest and most prestigious cities in the world.

The property is currently composed as such:

On the ground level: a majestic entrance hall, a double living room, fully equipped kitchen & guest toilet. A internal lift offers direct access to the 1st level.

On the 1st level: 1 living room, 2 bedrooms, 2 bathrooms & 2 terrasses.

The 2nd and 3rd level are currently set up (and rented out) as a separate duplex apartment, composed as such:

On the 2nd level: 3 bedrooms, all with their respective ensuite bathrooms.

On the 3rd level: 1 living room, a fully equipped kitchen, 1 study, 1 bedroom with an ensuite shower-room.

The villa features its own in-house garage + cellar space.





