



## Renovated Villa with Garden, Heated Pool and Garage for 4 Vehicles

For sale

23 000 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>	<i>District</i> <b>La Rousse - Saint Roman</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>345 m<sup>2</sup></b>	<i>Garden area</i> <b>700 m<sup>2</sup></b>	<i>Total area</i> <b>1 045 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>4</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Vue dégagée</b>	<i>Ref.</i> <b>VTE-VLR</b>	

In the sought-after La Rousse district, this fully renovated detached villa, finished with high-end materials, enjoys a prime setting just minutes from the Larvotto beaches. Nestled in a residential environment, sheltered from both traffic and overlooking, it offers a rare lifestyle opportunity in Monaco.

Set on approximately 700 sqm of landscaped grounds, the property features a beautifully maintained garden and a heated swimming pool—an exceptional asset in the Principality. Its south-east exposure ensures optimal natural light throughout the day, while the surrounding vegetation preserves complete privacy.



Spread over multiple levels and serviced by an elevator connecting all floors down to the garage, the villa is arranged as follows:

The main level comprises a spacious living room with marble flooring, an elegant dining area, a large kitchen, a study, and guest toilets.

Upstairs, four bedrooms each benefit from their own en-suite bathroom or shower room. A terrace with solarium completes this level. The villa is fully equipped with reversible air conditioning throughout, as well as solar panels for hot water production.

On the lower level, a wine cellar with a glass ceiling and additional storage space enhance the property's amenities.

Below the garden, an independent apartment of approximately 80 sqm offers a large living area, a kitchen, one bedroom, and a bathroom—ideal for guests or staff.

A spacious garage of approximately 75 sqm can accommodate up to four vehicles.

Finally, this property benefits from a rare status: although it is physically located on both French and Monégasque land, it is legally and fiscally considered part of the Principality of Monaco, allowing, in particular, eligibility for residency.







