



## BEAUSOLEIL - VILLA - SWIMMING POOL - GARAGE & PARKING

For sale

1 680 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Beausoleil</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>115 m<sup>2</sup></b>	<i>Garden area</i> <b>370 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>3</b>
<i>Parking</i> <b>1</b>	<i>Box</i> <b>1</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>WED - CITY</b>
<i>Exposure</i> <b>South, Southeast, South-West</b>	<i>Ref.</i> <b>VF1609</b>

A short walk from Monaco and the beaches of Larvotto, this renovated villa with a detached building also consists of a swimming pool, a landscaped garden, a double garage and outdoor parking.

In a setting of absolute tranquility, just 200 meters from Monaco, discover this superb villa, tastefully renovated and in perfect condition.

With a living area of approximately 115 sqm, the property features an elegant entryway, an office, a bright



living room, and a beautiful, fully equipped contemporary kitchen. The sleeping quarters include three bedrooms, including a magnificent master suite with an en-suite bathroom and walk-in closet, a separate bathroom, and a separate toilet. A laundry room completes the layout.

Built on a landscaped 370 sqm lot featuring fruit trees, the villa offers generous outdoor spaces: inviting terraces, an outdoor kitchen with a barbecue, and a swimming pool, ideal for fully enjoying summer evenings.

A fully renovated, independent two-room apartment completes this rare property.

Secure access via a private gate. Large garage accommodating two vehicles, complemented by outdoor parking.

A pedestrian path provides easy access to Monaco.

Larvotto Beaches: 10-minute walk

Casino Square: 15-minute walk

Monte-Carlo Country Club Tennis: 5-minute walk

A rare find on the market, ideal as a primary residence or an exceptional pied-à-terre on the French Riviera.

Brokerage fees are the seller's responsibility

Information on the risks associated with this property is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)











