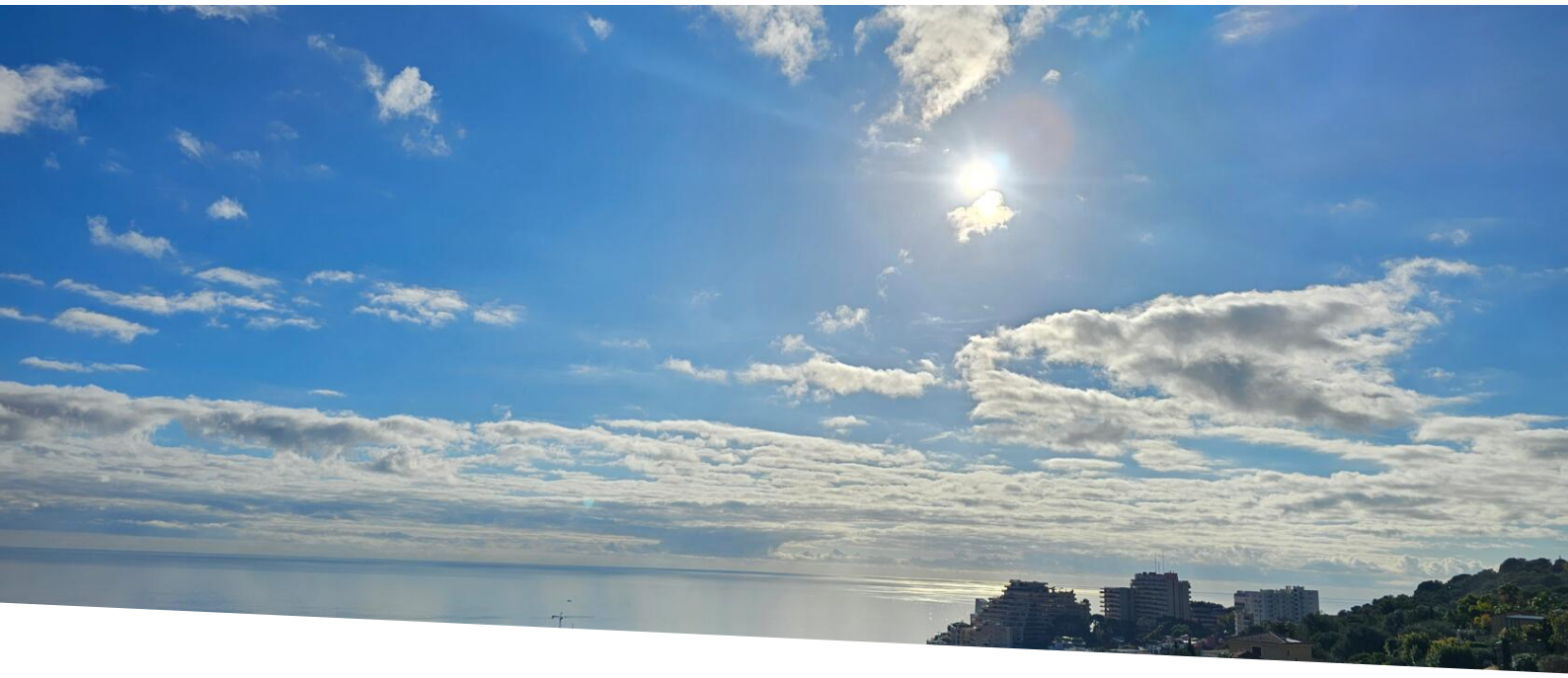
Carat Properties
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# Magnificent Provençal villa with panoramic views of Monaco and the sea

For sale | Sole agent | 3 200 000 €

| | | | |
|---|---|---|---|
| *Product type*<br>**Villa** | *Num rooms*<br>**+5 rooms** | *City*<br>**Beausoleil** | *Country*<br>**France** |
| *Living area*<br>**150 m²** | *Terrace area*<br>**80 m²** | *Land area*<br>**1 490 m²** | *Total area*<br>**1 490 m²** |
| *Bedrooms*<br>**4** | *Bathrooms*<br>**3** | *Parkings*<br>**+5** | *Cellars*<br>**+5** |
| *Floor*<br>**R+1** | *View*<br>**Monaco, sea and mountains** | *Exposure*<br>**SOUTH** | *Ref.*<br>**AL 277 FR 2** |

Only **10 minutes walk from Monaco** and **2 minutes by car**, this superb Provençal style villa, in excellent state of maintenance, benefits from a privileged environment, optimal sunshine and spectacular views of the Mediterranean, Monaco, the Rock, and the Tête de Chien.

Built on a beautiful wooded plot, the property is currently organised on two levels that can be joined or kept according to needs.

**Garden level:**

- Entrance hall,
- Kitchen open to the dining room,
- Large bright living room,
- Two bedrooms with fitted wardrobes,



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- Full shower room,
- Storage / storeroom,
- Very large terrace,
- Storage room,
- Outdoor toilets.

**First floor:**

- Entrance hall,
- Spacious living room with open kitchen and fireplace,
- Two bedrooms, including a magnificent master suite with dressing room and full bathroom,
- A second full shower room,
- Large terrace with exceptional views.

Outside, a magnificent landscaped terraced garden offers multiple relaxation areas. The property is **suitable for a swimming pool** (old septic tank), allowing the creation of a beautiful swimming pool with a view.

A large independent studio remains to be fitted out according to your desires (currently used as a deposit/storeroom), offering a strong potential for a guest accommodation, a workspace or a hobby room.

The villa also has several parking spaces equipped with lighting and electrical outlets.

About fifteen steps lead to the property.

**The highlights:**

- Only a few minutes from Monaco,
- Exceptional panoramic view of the sea, Monaco, the Rock and the Tête de Chien,
- Villa in excellent condition,
- Very sunny,
- Large garden with trees,
- Swimming pool,
- High development potential,
- Several parking spaces.

A rare property, offering a privileged living environment at the gates of the Principality.


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