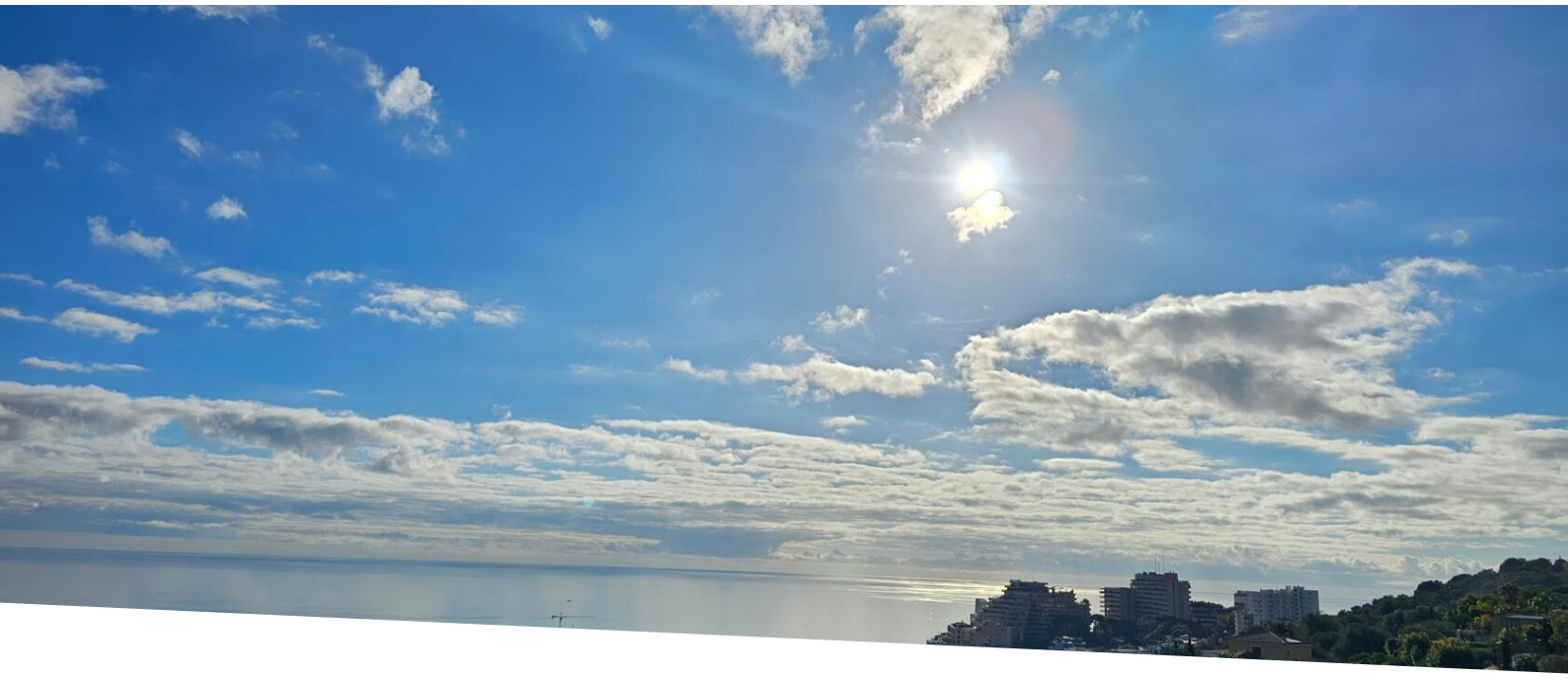
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Tour Odéon
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Magnificent Provençal villa with panoramic views of Monaco and the sea

For sale | Sole agent | 3 200 000 €

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

Just **a 10-minute walk from Monaco** and **2 minutes by car**, this superb Provençal-style villa, in excellent condition, benefits from a privileged environment, optimal sunlight, and spectacular views of the Mediterranean, Monaco, the Rock, and the Tête de Chien.

Built on beautiful wooded land, the property is currently organized into two levels that can be joined or maintained as needed.

Garden level:

- Entrance hall,
- Open kitchen to the dining room,
- Large bright living room,
- Two bedrooms with closets,

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- Full shower room,
- Storage / storage,
- Very large terrace,
- Cabinets,
- 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 offering an exceptional view.

Outside, a magnificent terraced garden offers multiple relaxation areas. The property **is pool-eligible** (former septic tank), allowing the creation of a beautiful pool with a view.

A large independent studio remains to be arranged according to your wishes (currently used as storage/storage), offering great potential for guest accommodation, a workspace, or a leisure room.

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

About fifteen steps provide access to the property.

Key points:

- Just a few minutes from Monaco,
- Exceptional panoramic views of the sea, Monaco, the Rock and the Tête de Chien,
- Villa in excellent condition,
- Very sunny,
- Large wooded garden,
- Pool-like,
- Strong development potential,
- Several parking spaces.

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

Photos and additional information available on request. Easy visits.

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