



## AMAZING LUXURY PROPERTY

For sale

Price on request

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>12</b>
<i>District</i> <b>Cap-d'Ail</b>	<i>City</i> <b>Cap-d'Ail</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>690 m<sup>2</sup></b>
<i>Land area</i> <b>2 500 m<sup>2</sup></b>	<i>Total area</i> <b>3 190 m<sup>2</sup></b>
<i>Bedrooms</i> <b>+5</b>	<i>Bathrooms</i> <b>+5</b>
<i>Parkings</i> <b>4</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Furnished</i> <b>Yes</b>	<i>Ref.</i> <b>LVS-711</b>

This magnificent property, completely renovated and sold furnished, enjoys an exceptional position thanks to its location at the gateway to Monaco.

Facing the sea, this majestic Belle-Epoque villa proudly dominates the Principality, offering breathtaking panoramic views of the sea and the Principality.

Luxuriously finished, the property was built with the greatest respect for authentic materials, combining period charm with contemporary decor.

Adjacent to the main house are two spacious houses that complete this prestigious property, welcoming family and friends as if in a 5\* hotel.

The perfectly manicured landscaped grounds offer an exceptional quality of life, with an idyllic setting featuring a large swimming pool surrounded by a wide terrace, with its pool house and superb summer kitchen.

Spread over four levels, this property comprises on the first floor a majestic entrance hall leading to a double



living and dining room, opening onto a deep terrace, and a luxuriously equipped independent kitchen. On the 1st floor are two master suites with en suite bathrooms and dressing rooms. The second floor below features three beautiful en-suite bedrooms, each with its own bathroom. On the second lower level is a large lounge area with a living room, bar, a spectacular full-wall wine cellar, hammam and laundry room.





