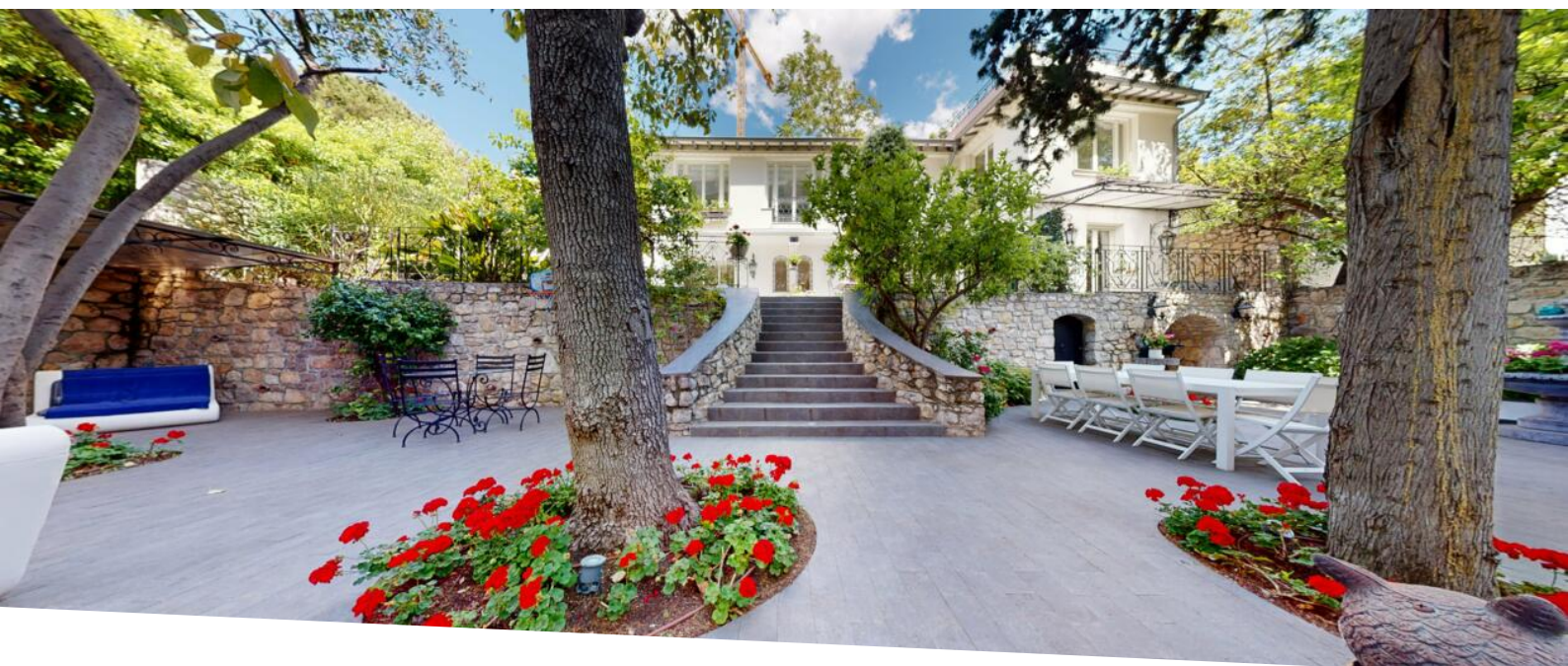




EXCEPTIONAL PRIVATE VILLA FOR SALE - SAINT ROMAIN

For sale

Price on request

<i>Product type</i> House	<i>Num rooms</i> 6
<i>Building</i> Villa Albaya	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 270 m²	<i>Terrace area</i> 200 m²
<i>Total area</i> 470 m²	<i>Bedrooms</i> 4
<i>Condition</i> Very good condition	<i>Ref.</i> MIMVILLAALBAYA

This prestigious villa has been fully renovated with quality materials and offers an exceptional location on a plot of 700 m². With a total area of 270 m², it extends over two levels. The villa also features a landscaped garden, a swim spa, and a terrace. An independent apartment of 75 m², a garage for five cars, a reception desk, and a corridor leading to the elevator serving the villa complete this exceptional property.

This villa is composed of:

- On the ground floor, an entrance hall opening onto a spacious living room, a kitchen and a dining room opening onto a terrace, a dressing room, a library and guest toilets.
- On the first floor (accessible by elevator or staircase), four bedrooms including three with en-suite bathrooms and a shower room, a dressing room and access by staircase to the roof terrace.
- On the garden level, a wine cellar adjoining the dining room.



This property is located on the border between France and Monaco. Its entrance is on Monégasque territory. It is a property shared between the two territories, with one part located in Beausoleil and another part on the territory in Monaco.

