

## EXCEPTIONAL VILLA IN MONACO WITH SWIMMING POOL - RARE

For sale Monaco

Price on request

Very nice villa of 270m<sup>2</sup> with an independent apartment of 80m<sup>2</sup>. The property is located in the quiet of nuisances.

|              |                      |          |                         |
|--------------|----------------------|----------|-------------------------|
| Product type | Villa                | Rooms    | 5+                      |
| Total area   | 1 050 m <sup>2</sup> | Bedrooms | 4                       |
| Living area  | 350 m <sup>2</sup>   | Cellars  | 1                       |
| Terrace area | 700 m <sup>2</sup>   | Box      | 4                       |
|              |                      | District | La Rousse - Saint Roman |
|              |                      | City     | Monaco                  |

The villa is equipped with a lift that serves all floors up to the garage which can accommodate 4 cars.

The villa consists of:

- In the basement, a wine cellar and storage space
- On the 1st floor, a large living room, a dining room, a large kitchen, an office and a guest toilet
- On the 2nd floor, 4 bedrooms with their bathrooms, a solarium

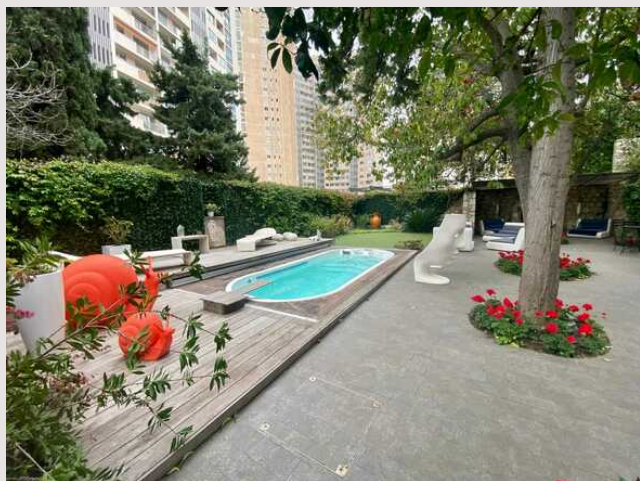
All rooms are equipped with reversible air conditioning, solar panels for hot water.

The garden has a heated swimming pool and an outdoor lounge area.

Against the bottom of the garden, the independent apartment of 80m<sup>2</sup> is composed of a large living room, a kitchen, a bedroom with its bathroom.



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