



## EXCEPTIONAL VILLA IN MONACO WITH SWIMMING POOL - RARE

For sale

Price on request

Product type <b>House</b>	Num rooms <b>6</b>
District <b>La Rousse - Saint Roman</b>	City <b>Monaco</b>
Country <b>Monaco</b>	Living area <b>350 m<sup>2</sup></b>
Terrace area <b>700 m<sup>2</sup></b>	Total area <b>1 050 m<sup>2</sup></b>
Bedrooms <b>4</b>	Bathrooms <b>4</b>
Cellar <b>1</b>	Box <b>4</b>
Ref. <b>VA-M27092022VIL</b>	

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.

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.





