



## Rare and unique Belle Époque villa - Life Annuity.

Viager

Price on request

<i>Product type</i> <b>House</b>	<i>Viager</i> <b>Yes</b>
<i>Num rooms</i> <b>6</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Living area</i> <b>503 m<sup>2</sup></b>	<i>Terrace area</i> <b>173 m<sup>2</sup></b>
<i>Total area</i> <b>676 m<sup>2</sup></b>	<i>Bedrooms</i> <b>+5</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Ref.</i> <b>VM-SG01</b>

Rare and unique Belle Époque Villa, in very good condition, is located in a quiet area in the area of Saint Roman close to the Boulevard d'Italie, the beaches and all its amenities.

Villa built in 1894, recognized as a "Built Element remark" under Sovereign Ordinance No. 4482 of 13.09.2013 as amended.

This magnificent property is offered for sale as a life annuity on an 85-year-old head, with an area of approximately 500m2 rises on 4 levels with an elevator and stairs that allow access to the different levels.

Permission has already been obtained to raise the villa by one floor.

The bright villa offers a magnificent sea view from all rooms, surrounded by a large terrace of 130m2 which invites both relaxation and summer conviviality.



This exceptional property consists of:

- A ground floor with an entrance hall opening onto a double living room, fitted kitchen and cloakroom with guest toilet.
- On the first floor a living room with terrace, two bedrooms with bathroom.
- On the 2nd floor, three bedrooms with bathroom.
- On the top floor, a large living room, a fitted kitchen and an office.

A cellar and a large closed garage allow you to park a vehicle in the basement and a private parking space near the villa, complete this exceptional property.

The district of La Rousse Saint Roman is close to the beaches of Lavrotto and on the border with France from the town of Roquebrune-Cap-Martin. The location is ideal for families with nurseries and international school.



