



Exclusivity - Exquisite Beachfront Villa in Beaulieu-sur-mer

For sale

Sole agent

17 900 000 €

Product type House	Num rooms 6	City Beaulieu-sur-mer	Country France
Living area 400 m²	Land area 1 200 m²	Total area 1 600 m²	Bedrooms +5
Furnished Yes	Release date Now	Ref. NG20VF	

Nestled along the pristine coastline of Beaulieu-sur-Mer, this lovely home epitomises coastal luxury living on the French Riviera, without ostentation. Meticulously renovated to perfection, this residence boasts impeccable craftsmanship and the finest materials, creating a harmonious blend of sophistication and comfort.

Key Features:

- **Expansive Living Room:** A spacious and elegant living room adorned with tasteful furnishings and panoramic windows that frame the mesmerizing sea views, inviting residents and guests to relax in style and comfort.
- **Open-Concept Kitchen:** A gourmet chef's delight, the sleek and modern kitchen boasts top-of-the-line appliances, custom cabinetry, and a generously sized island, perfect for culinary creations and casual gatherings.
- **Dining Area:** Adjacent to the kitchen and the lounge area, the dining area features a chic yet intimate setting, where every meal becomes an occasion, enhanced by the serene backdrop of the garden and the azure expanse of the sea beyond.
- **An upper-floor master suite** of generous proportions, plus three spacious bedrooms, each offering



serene retreats with luxurious en-suite bathrooms, providing ample space and privacy for residents and guests alike.

- A cosy study, ideal for remote work or quiet contemplation, overlooking the tranquil garden.
- A comfortable TV room, perfect for unwinding with loved ones after a day of seaside adventures.
- A pool/games room complete with a fully functioning kitchen plus a state-of-the-art barbecue, creating an unparalleled indoor/outdoor dining experience opening onto the garden and its lush greenery and fragrant blooms.

Luxurious Amenities:

- A beautifully landscaped Andalusian garden enveloping the property, featuring vibrant flora and mature trees, offering a serene oasis for relaxation and contemplation.
- A shimmering swimming pool, inviting residents to bask in the Mediterranean sun and enjoy refreshing dips on warm summer days.
- Direct beach access providing residents with the ultimate convenience for seaside strolls and water activities.
- Within walking distance of the charming town center and bustling marina, offering an array of dining, shopping, and entertainment options.

Plus:

- Wash off the sand and the salt from your swim at the shower accessible from the beach staircase,
- A comprehensive integrated home automation system, managing shutters, cameras, A/C (including underfloor heating), music, security and much more, all remotely controllable.
- Staff accommodation with laundry facilities
- Commodious storage space
- Outdoor parking for 4 cars

Prime Location:

- Just a scenic 20-minute drive from the glamour of Monaco, where residents can indulge in world-class dining, entertainment, and cultural experiences.
- Equidistant from the bustling hub of Nice and its international airport, ensuring effortless travel connections and access to a myriad of amenities.

Experience the best of coastal elegance and Riviera sophistication in this perfectly renovated villa, where every detail exudes exquisite taste and relaxed luxury.



