



## Rare and unique period villa - Life annuity.

For sale

Price on request

Product type <b>House</b>	Num rooms <b>6</b>	City <b>Monaco</b>	Country <b>Monaco</b>
Living area <b>503 m<sup>2</sup></b>	Total area <b>676 m<sup>2</sup></b>	Bedrooms <b>5</b>	Box <b>1</b>
Ref. <b>V0035SG</b>			

Rare and unique Villa Belle Époque, in very good condition, quietly located in the Saint Roman area, close to Boulevard d'Italie, the beaches and all amenities. Villa built in 1894, recognized as a 'Bâti remarquable' under Sovereign Order no. 4482 of modified date.

This magnificent property is offered for sale as a life annuity for 85 years, with a surface area of approx. 500m<sup>2</sup> spread over 4 levels, with an elevator and staircases providing access to the various levels. Permission has been obtained to raise the villa by one storey. The luminous villa boasts magnificent sea views from every room, and is surrounded by a large 130m<sup>2</sup> terrace that invites both tenting and summer conviviality. This exceptional property comprises :

- A ground floor with an entrance hall opening onto a double living room, fully equipped kitchen and checkroom with guest toilet.
- Second floor: living room with terrace, two bedrooms with bathroom.
- Second floor: three bedrooms with bathrooms.
- The top floor comprises a large living room, fully equipped kitchen and office. A cellar and a large closed garage for parking a vehicle in the basement, plus a private parking space close to the villa, complete this exceptional property.



The La Rousse Saint Roman neighborhood borders France, the town of Roquebrune-Cap-Martin and the lavrotto beaches. The location is ideal for families with crèches and international schools.

