



## EXCLUSIVE - EXCEPTIONAL BELLE EPOQUE VILLA

For sale

Price on request

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>11</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>Garden 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>Bathrooms</i> <b>5</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Luxurious services</b>	<i>Ref.</i> <b>LVS-1281</b>

This prestigious stand-alone private villa is located in the heart of Monaco, in a highly desirable part of the La Rousse area. This exceptional property, exemplifying Belle Époque architecture at its finest, encompasses a total of 677 m<sup>2</sup> and spreads over 4 above-ground levels. Each floor presents high ceilings and large windows, creating airy, light-filled spaces.

The villa currently boasts 6 bedrooms and 8 bathrooms. While the property is in good condition, it offers potential for enhancement with approved plans for an additional floor, promising very interesting bespoke customisation opportunities.

Its full south exposure ensures luminous living spaces and opens to panoramic views that capture the exquisite beauty of Monaco.

Positioned just a minute's walk from the International School of Monaco, this



home is not only an ideal family residence but also a coveted trophy asset in one of the world's most prestigious locations.

The property is currently composed as such:

On the ground level: a majestic entrance hall, a double living room, fully equipped kitchen & guest toilet. A internal lift offers direct access to the 1st level.

On the 1st level: 1 living room, 2 bedrooms, 2 bathrooms & 2 terrasses.

The 2nd and 3rd level are currently set up (and rented out) as a separate duplex apartment, composed as such:

On the 2nd level: 3 bedrooms, all with their respective ensuite bathrooms.

On the 3rd level: 1 living room, a fully equipped kitchen, 1 study, 1 bedroom with an ensuite shower-room.

The villa features its own in-house garage + cellar space.

















