



**For sale Monaco - La Rousse - Saint Roman**  
**RARE - DETACHED VILLA IN MONACO - GARDEN & POOL**

**23.000.000 €**

<b>6</b>	<b>4</b>	<b>4</b>	<b>1 045 sqm</b>	<b>4</b>
Rooms	Bedrooms	Bathrooms	Total area	Parkings

Located in a residential area, in a quiet environment and out of sight. Luxuriously renovated villa with garden, which makes this property unique in the Principality of Monaco.

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## Property features

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Product type :	Villa	Num rooms :	6
District :	La Rousse - Saint Roman	City :	Monaco
Country :	Monaco	Living area :	345 m <sup>2</sup>
Garden area :	700 m <sup>2</sup>	Total area :	1 045 m <sup>2</sup>
Bedrooms :	4	Bathrooms :	4
Parkings :	4	Cellar :	1
Condition :	Very good condition	View :	Garden view
Exposure :	South-East	Release date :	Available
Ref. :	V1645		

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## Descriptions

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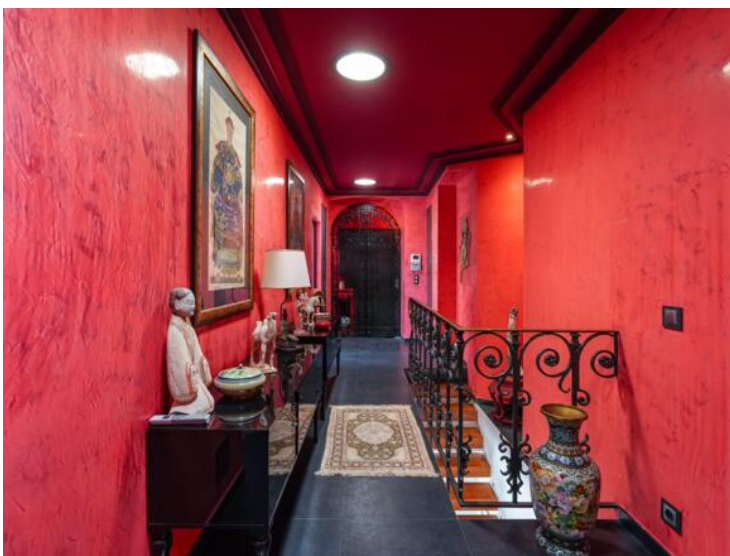
To the east of the Principality of Monaco, this independent villa, renovated with high-quality materials, is located in the La Rousse district, just a few minutes from the Larvotto beaches. It enjoys a peaceful and residential environment, sheltered from prying eyes and the traffic of the city center.

The property boasts a 700 sqm garden and an outdoor swimming pool – a rare feature in Monaco. Its southeast exposure ensures beautiful natural light throughout the day, while the trees and lush vegetation of the garden preserve the privacy of its residents.

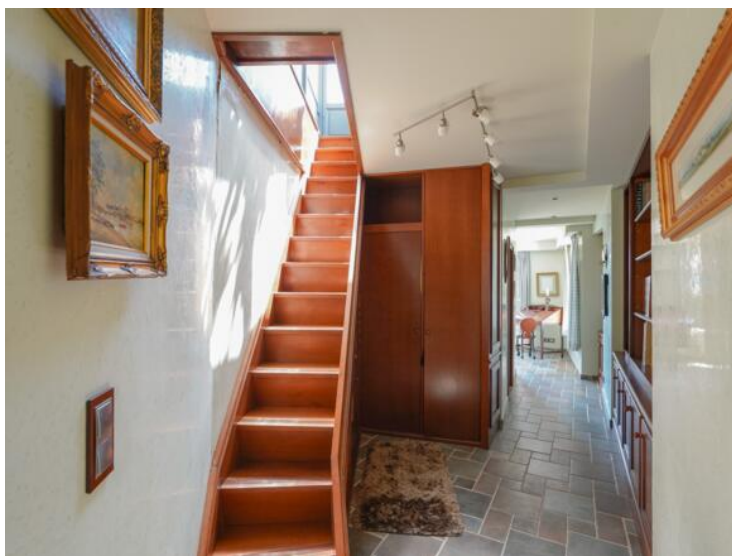
Spread over three levels, the villa comprises on the lower ground floor a magnificent wine cellar with a glass ceiling overlooking the upper floor, as well as a technical room. A staircase leads to the main level (equivalent to the ground floor), which includes a spacious living room, a dining area, a semi-open kitchen, and guest toilets. On the upper level, four bedrooms are available, each with its own en-suite bathroom or shower room. Stairs provide access to a rooftop solarium.

An independent 75 sqm studio and a 75 sqm garage accommodating several vehicles complete this unique property in the Principality.

The villa lies partly on Monegasque and French land, but it is legally and fiscally considered as located within the Principality of Monaco, notably for the resident permit.



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