

90090

ROC AGENCY
— M O N A C O —

ITALY, SALE CHARMING BEACHFRONT VILLA - A DREAM
VIEW OVER THE SEA AND CAPE MORTOLA

15 000 000 €



SUMMARY :

TOTAL SURFACE AREA : **940 M2**

LIVING AREA : **880 M2**

OUTDOOR SPACE : **60 M2**

NUMBER OF ROOMS : -

PARKING : **0**

CELLAR : **0**

VIEW : **sea view**

CONDITION : **Needs a renovation**

For any questions do not hesitate to contact us : Phone : +377 93 25 35 20 - email : jyl@rocagency.com

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6, Imp. de la Fontaine
98000 Monaco



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Close to the Italian border and 30 minutes by car from Monaco, this charming period villa is located in a privileged and relaxing location, offering a delightful view of the sea and Cap Mortola. Composed of a large villa with direct access to the sea as well as a small guest/caretaker's house of approximately 80 m², the property has 800 m² of living space as well as 60 m² of terrace and 1.1 hectares of private park which has many varieties of plants and flowers.

The main villa is composed as follows:

Ground floor: Direct access via the main driveway, entrance hall, lounge/library, laboratory, independent equipped kitchen, dining room, bathrooms and elevator.

1st floor: large entrance hall, large double living room, 3 bedrooms each with its shower room or bathroom en suite.

2nd floor: Large entrance hall, 4 bedrooms each with sea view and adjoining bathrooms/shower rooms, master bathroom with jacuzzi and open view of the sea and the Cape, decorated with precious marbles and prestigious finishes.

3rd floor: the 3rd and last floor is currently used as an attic. Possibility of creating a roof terrace or an extension of an additional floor.

Stairs and an elevator serve all floors of the house.

The house is decorated with prestigious materials such as different varieties of marble and of antiques. Plan a renovation. Possibility of swimming pool. Gardens: 1.1 hectares



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