



## Monaco Ville - Unique Villa in Prime Location

For sale

75 000 000 €

|                                                |                                        |
|------------------------------------------------|----------------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>6</b>           |
| <i>Building</i><br><b>Monaco Ville</b>         | <i>District</i><br><b>Monaco-Ville</b> |
| <i>Living area</i><br><b>650 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>+5</b>           |
| <i>Bathrooms</i><br><b>5</b>                   | <i>Parking</i><br><b>1</b>             |
| <i>Condition</i><br><b>Very good condition</b> | <i>Ref.</i><br><b>LVS-2116</b>         |

This exceptional and very rare private residence represents an opportunity to acquire a property to which you can add your own personal touch. This villa boasts incredible views of Port Hercule, the Principality of Monaco and the Formula 1 Grand Prix circuit.

The property extends over a total of 5 levels, with each of the livable floors measuring around 85 sqm. At present, one floor is rented out, with the possibility of giving the tenant the right to move out when the villa is sold.

On the ground floor of the semi-detached villa, there is an extraordinary private large parking lot, with space for 2 cars, which is rare on the Rocher.

This villa offers great potential for conversion to suit the taste of the future buyer. It is extremely rare to find a villa of this size with such a beautiful view of the Rocher.



This villa has two entrances, one on Rue Basse and the other on Rue des Remparts via the parking lot. From the Rue Basse, stairs lead up to the 1st floor, where there are two bedrooms with en suite bathrooms. Then there are internal stairs leading up to the beautifully equipped kitchen, which opens onto a large terrace. This kitchen is a beautiful living space with a dining area. On the upper floor, there's a lovely living room and a bedroom. Finally, on the top floor, there are 3 bedrooms opening onto a terrace.







