



### MAGNIFICENT VILLA A FEW STEPS FROM THE PRINCIPALITY

Price on request



#### DESCRIPTIVE :

Magnificent property located in the private "Varavilla" estate, close to Monaco and just a few steps from the Monte-Carlo Tennis Club and the Monte-Carlo Beach Club. It boasts breathtaking views of the sea and the Principality of Monaco, a swimming pool and a large terrace with sun loungers overlooking the sea, an outdoor kitchen with dining area and barbecue.

The villa has 3 floors:

- basement: large utility room with cupboards
  - garden level: large living room, dining room, fitted kitchen, bedroom with dressing room and en-suite shower room
  - 1st floor: master bedroom with en-suite shower room and dressing room, two bedrooms with en-suite shower rooms.
- Cellar, garage and 4 outdoor parking spaces.

**REF: LF337**

#### DETAILS



\*1100 m<sup>2</sup>



Excellent condition



4



Sea view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



VILLA RAVIDA

ROQUEBRUNE-CAP-MARTIN



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Dotta.

MONACO PRIVATE REAL ESTATE

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5 bis avenue Princesse Alice - BP 98005 - Monaco Cedex



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