

# VILLA POULIDO

## ROQUEBRUNE-CAP-MARTIN



### RARE : PENTHOUSE SEA VIEW AND MONACO

Price on request



#### DESCRIPTIVE :

A magnificent PENTHOUSE located a few steps from the Monegasque border, the Villa is a former private mansion with a very beautiful architectural quality. Built in 1890 under the pencil strokes of the architect Henri Schmit, known for the modifications he made to the works of Charles Garnier, the Opera and the Casino of Monte Carlo. Proudly standing in the heart of a private park with Mediterranean accents, the splendid Belle Époque residence dominates the seafront and the Principality.

With a living area of 166 m<sup>2</sup>, it comprises: entrance hall, living room with balcony of 12 m<sup>2</sup>, fitted kitchen, master bedroom with bathroom, two bedrooms, bathroom, kitchenette, bathroom, shower room and toilet,

It has a roof terrace of 36M2 with a breathtaking view of the sea and the Principality of Monaco.

A garden for private use, a cellar and two outside parking spaces complete this property.

Authorization already obtained to create a mansard.

**REF: VF338**

#### DETAILS



\*166 m<sup>2</sup>



48 m<sup>2</sup>



Excellent condition



4



Facing south east



Sea, Monaco 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.

**Dotta.**

MONACO PRIVATE REAL ESTATE

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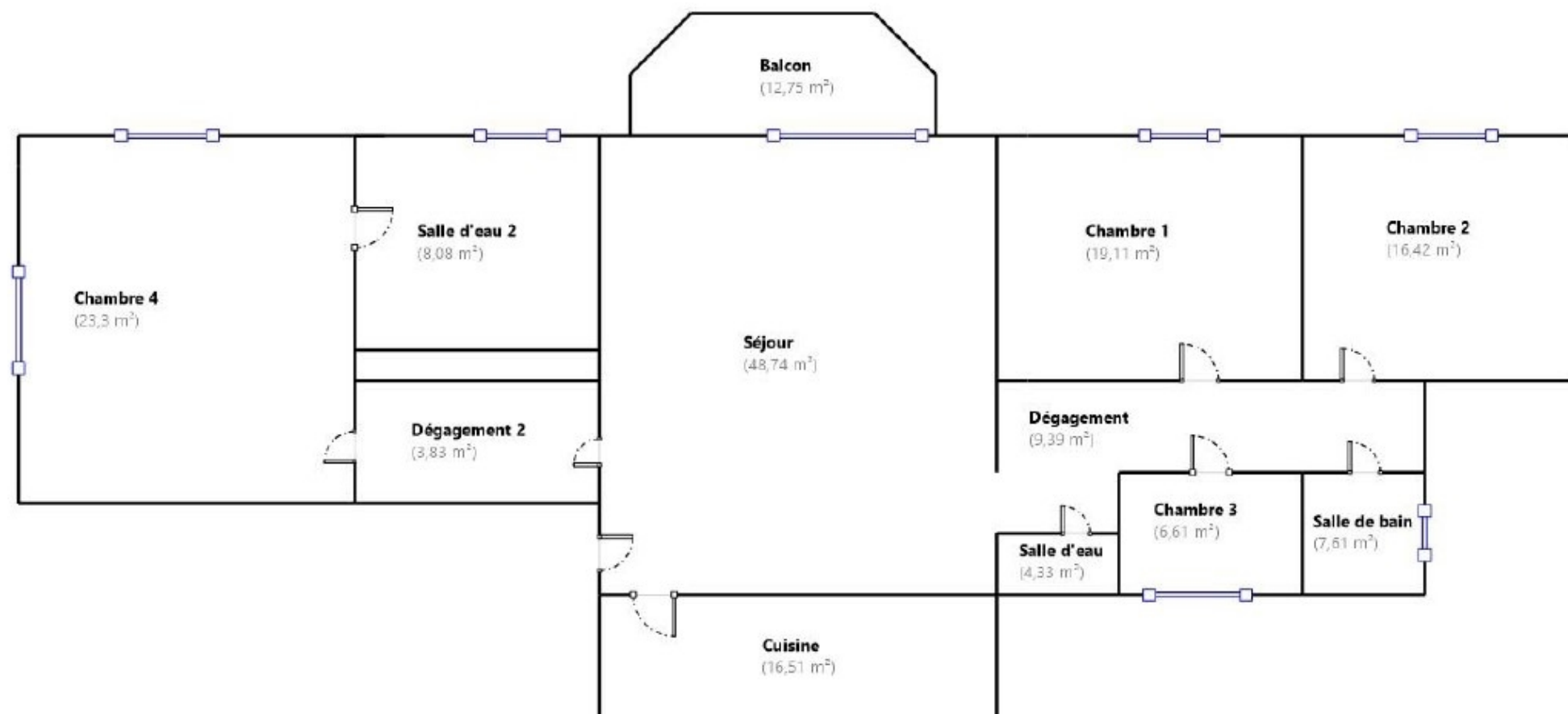
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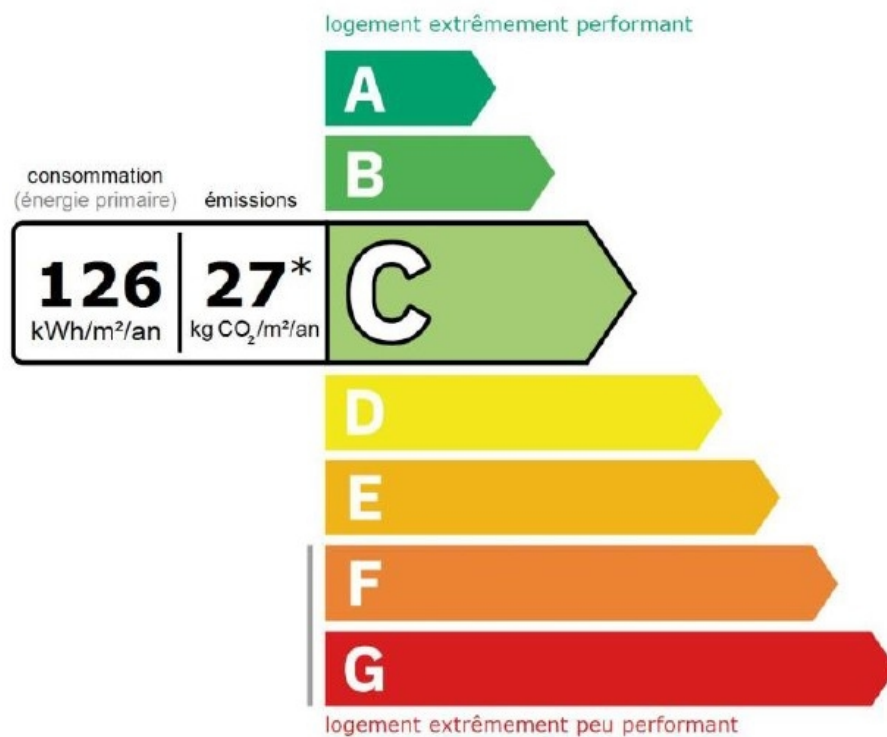






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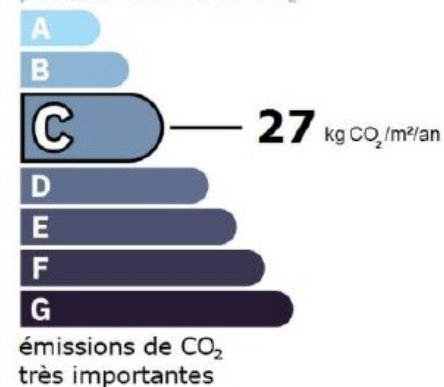
## Performance énergétique et climatique



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.  
Pour l'améliorer, voir pages 4 à 6

\* Dont émissions de gaz à effet de serre

peu d'émissions de CO<sub>2</sub>



Ce logement émet 4 548 kg de CO<sub>2</sub> par an, soit l'équivalent de 23 563 km parcourus en voiture.

Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.)