

#### **Unique Modern Property**



#### **DESCRIPTIVE:**

Located at 350 metres from Monaco, in a prestigious and sought-after Gated Community, wonderful modern property benefiting from a breathtaking sea view.

The villa, set on five levels, consists of:

Ground level: 8 internal parking places, 1 outside parking place, technical local, security local, bathroom.

R+1: Caretaker's apartment (bedroom ena d bathroom, kitchen, living room,), tecnical local, laundry room, bathrooms, swimming pool techinical local.

R+2: Living room with open-planned kitchen and dining room, huge terrace with swimming pool.

R+3: 4 bedrooms with ensuite bathrooms and terrace. Two of them have a dressing room. Guest toilets.

R+4: Master bedroom with ensuite complete bathroom, dressing room, spa and lounge area.

The property benefits from all modern comfort and security, in a quiet and confidential environment.

Co-owned property: Yes Property tax: €13 500

Diagnostics:

Energy consumption: B - 81Kwh/m²/year GHG emissions: A - 3KgCO²/m²/year

# Territorial Notes (1988) \*580 m² Perfect condition Facing south Sea, Monaco, Panoramic view

\*marketable surface area





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Information on the risks to which this property is exposed is available on the Géorisques website http://georisques.gouv.fr Agency fees will be fully paid by the seller.

**REF: VF377** 





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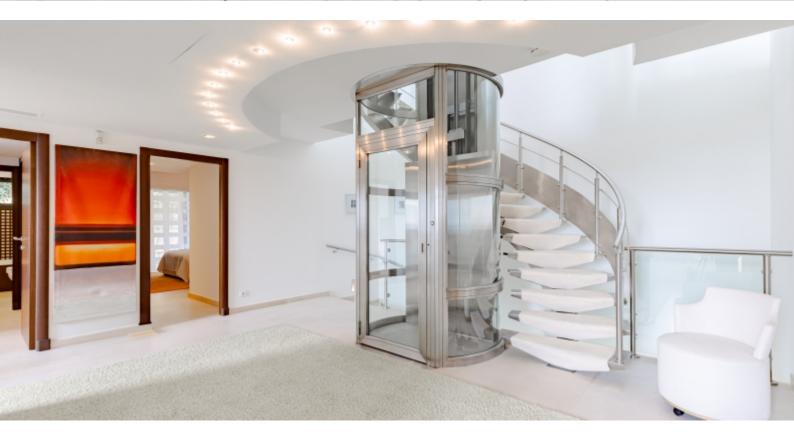






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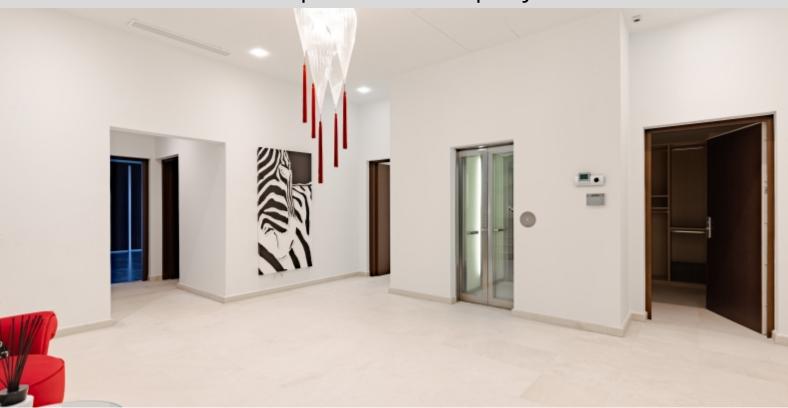


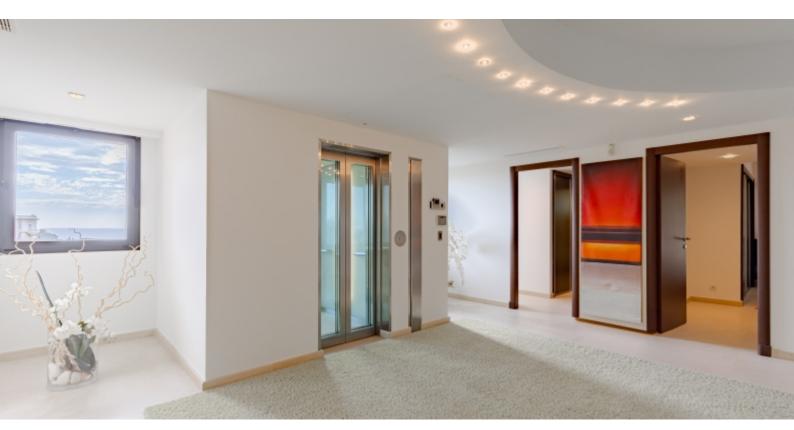






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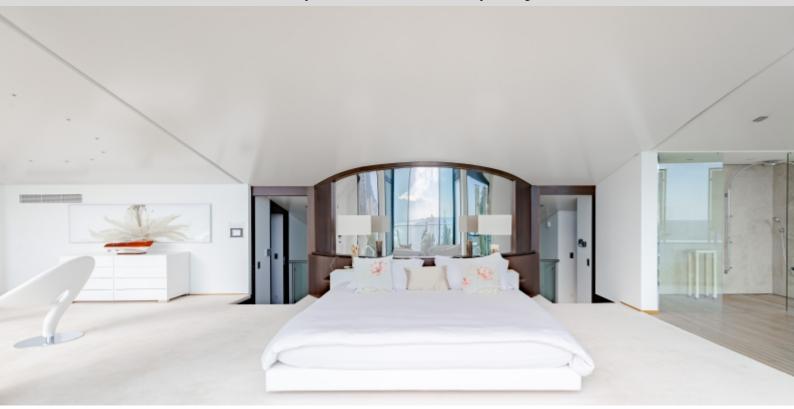


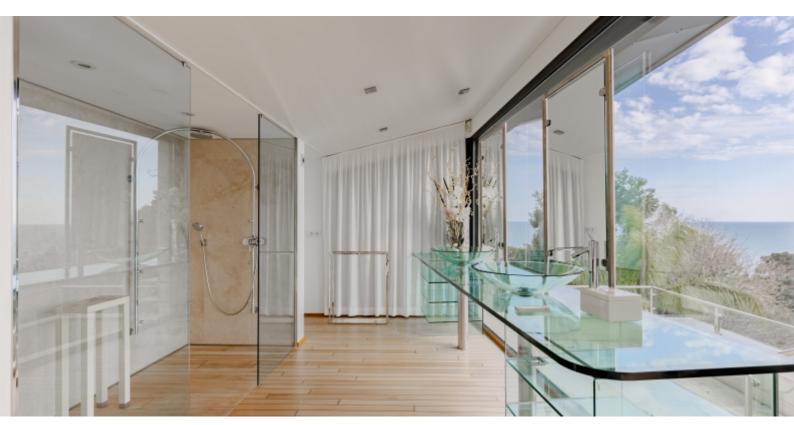






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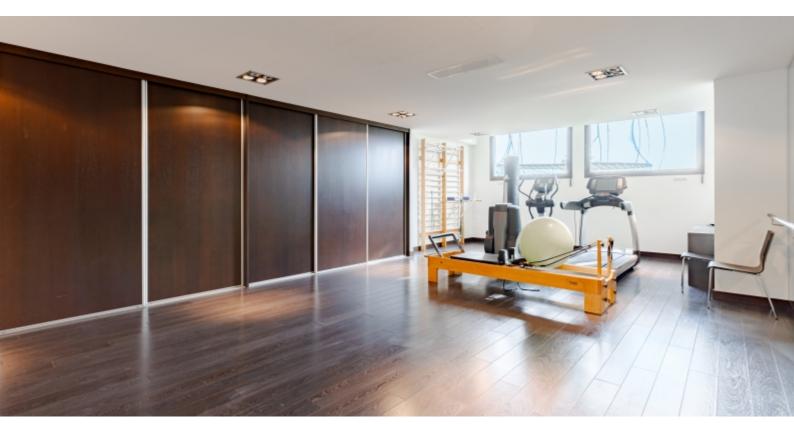






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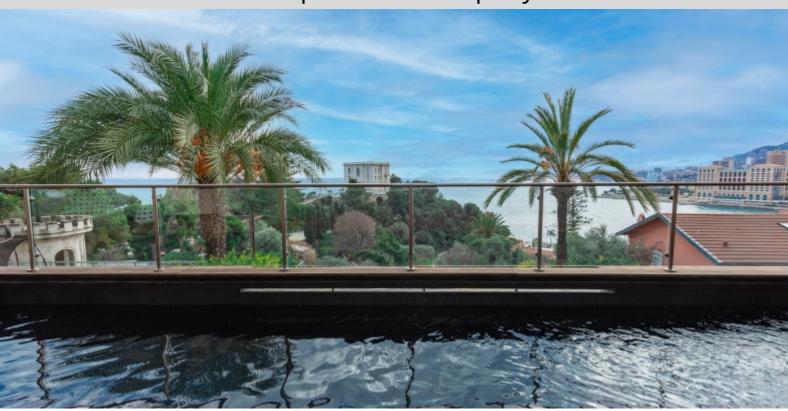








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