



## EXCEPTIONAL PRIVATE VILLA FOR SALE - SAINT ROMAN

For sale 23 000 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>Building</i> <b>Villa Albaya</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>270 m<sup>2</sup></b>	<i>Land area</i> <b>700 m<sup>2</sup></b>
<i>Total area</i> <b>970 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Parkings</i> <b>5</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Town</b>	<i>Exposure</i> <b>Southeast</b>
<i>Ref.</i> <b>MIMVILLAALBAYA</b>	

This prestigious villa has been fully renovated with quality materials and offers an exceptional location on a plot of 700 m<sup>2</sup>. With a total area of 270 m<sup>2</sup>, it extends over two levels. The villa also features a landscaped garden, a swim spa, and a terrace. An independent apartment of 75 m<sup>2</sup>, a garage for five cars, a reception desk, and a corridor leading to the elevator serving the villa complete this exceptional property.

This villa is composed of:

- On the ground floor, an entrance hall opening onto a spacious living room, a kitchen and a dining room opening onto a terrace, a dressing room, a library and guest toilets.
- On the first floor (accessible by elevator or staircase), four bedrooms including three with en-suite

bathrooms and a shower room, a dressing room and access by staircase to the roof terrace.  
- On the garden level, a wine cellar adjoining the dining room.

**This property is located on the border between France and Monaco. Its entrance is on Monégasque territory. It is a property shared between the two territories, with one part located in Beausoleil and another part on the territory in Monaco.**









