



## Exceptional property - Waterfront

Price on request



### DESCRIPTIVE :

Sumptuous Belle Epoque style residence, "waterfront" located in the prestigious "Domaine du Cap Martin", closed and secure 24 hours a day.

The villa offers a living area of approximately 800m<sup>2</sup>, completely renovated with high quality services and furnished with taste and delicacy.

Nestled in a landscaped park of just over one hectare, it has a panoramic view of the sea and the Principality as well as direct access to the sea.

The main villa is built on three levels served by a glass elevator and a monumental staircase decorated with a sublime crystal ceiling light, of:

- On the ground floor, a large reception room with 3.40m high ceilings, a living room, a dining room, an office, a kitchen and a veranda opening onto the garden. The spacious terrace offers breathtaking views of the sea and Monaco.

- Upstairs, discover a 100 m<sup>2</sup> master suite with private terrace and full bathroom in Carrara marble. Five other suites, including one nestled in the tower with a 360° view, are distributed between the first floor and the garden level.

The residence also includes a fitness area, a sauna, a private cinema room, a closed garage, an independent staff apartment and a guest suite in the garden.

The landscaped park benefits from a 14 meter heated swimming pool, a greenhouse and a pond, as well as a romantic guest suite accessible via a private path leading to the sea. A helipad is also available.

With a breathtaking view of Monaco and the Mediterranean, this "waterfront" property allows you to dock directly by boat using one of the piers.

Just 15 minutes from Monaco and 40 minutes from Nice airport, this residence stands out for its exceptional quality renovation and its unique location.

### REF: VF361

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.

### DETAILS



\*800 m<sup>2</sup>



Renovated



8



Facing south



Partial View Sea, Sea view

\*marketable surface area



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