



RARE : BEAUTIFUL VILLA IN A QUIET AREA

Price on request



DESCRIPTIVE :

Located in a quiet area of the Principality, this prestigious VILLA, recently and entirely renovated, benefits from an exceptional location, built on a plot of 700 M2.

With a total surface of 270 M2, it is distributed on 2 levels:

- on the first floor: reception hall open on a vast living room of 52 M2, kitchen and dining room of 33 M2 open on a terrace, a room used as a dressing room of 12 M2, a library and a guest toilet.

- on the 1st floor (access by elevator or staircase) : a 32 M2 bedroom with bathroom, a 29 M2 bedroom with bathroom, dressing room and toilet, a 24 M2 bedroom with bathroom, a 20 M2 bedroom with shower room, an access by staircase to the roof terrace.

- on the garden level : a magnificent wine cellar with glass ceiling overlooking the dining room.

It enjoys a garden decorated with a spa of swimming against the current of 9 meters length with a vast terrace.

An independent apartment of 75 M2 above the garage entrance.

A garage for five cars, a reception office, a corridor leading to the elevator serving the villa.

REF: VM1780

DETAILS



\*650 m<sup>2</sup>



200 m<sup>2</sup>



Excellent condition



4



Facing south east



City 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 ALBAYA  
SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA



VILLA ALBAYA  
SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA



VILLA ALBAYA  
SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA





RARE : BEAUTIFUL VILLA IN A QUIET AREA



VILLA ALBAYA  
SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA



VILLA ALBAYA  
SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA



VILLA ALBAYA  
SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA





VILLA ALBAYA  
SAINT-ROMAN



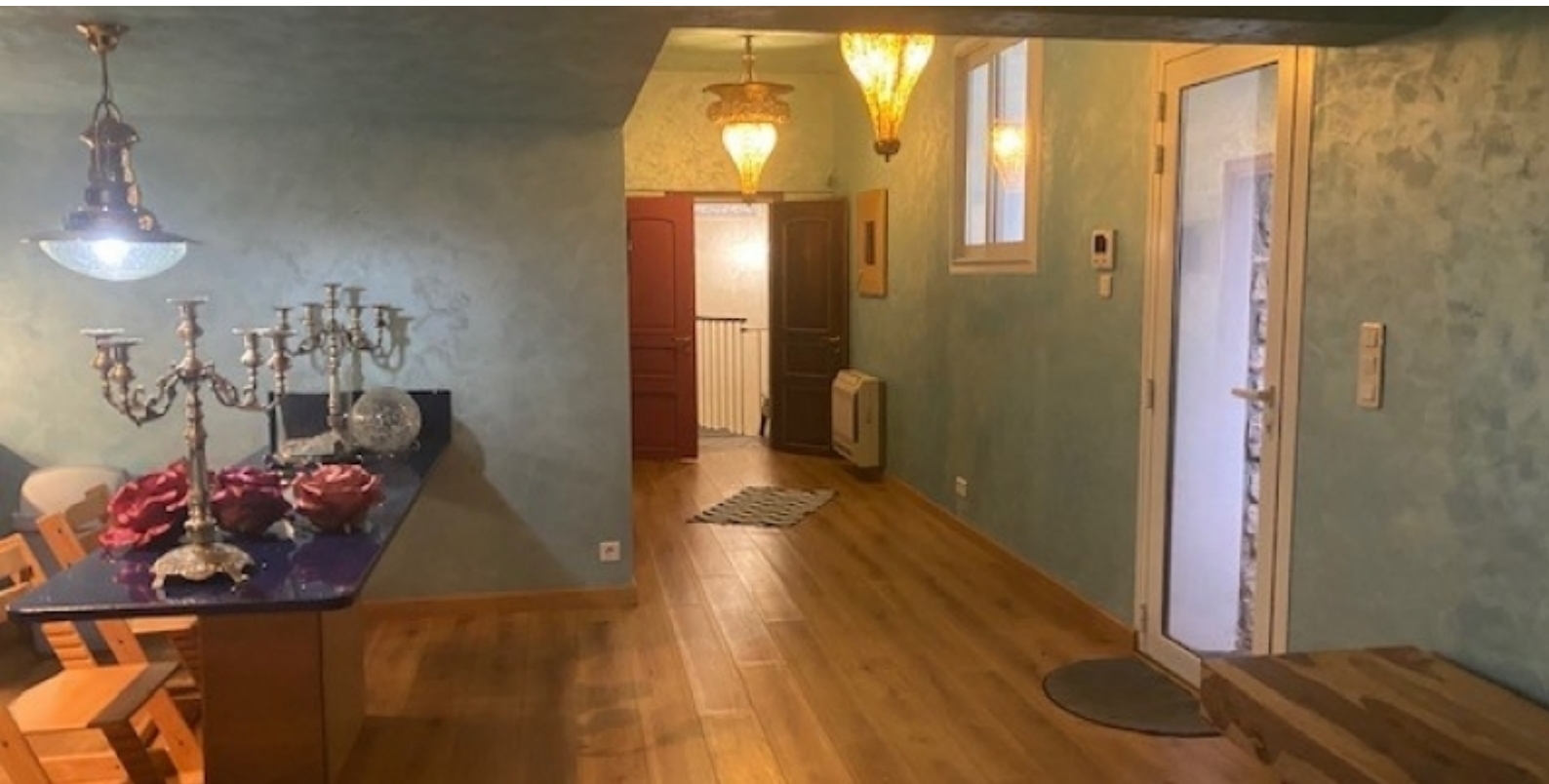
RARE : BEAUTIFUL VILLA IN A QUIET AREA



VILLA ALBAYA  
SAINT-ROMAN

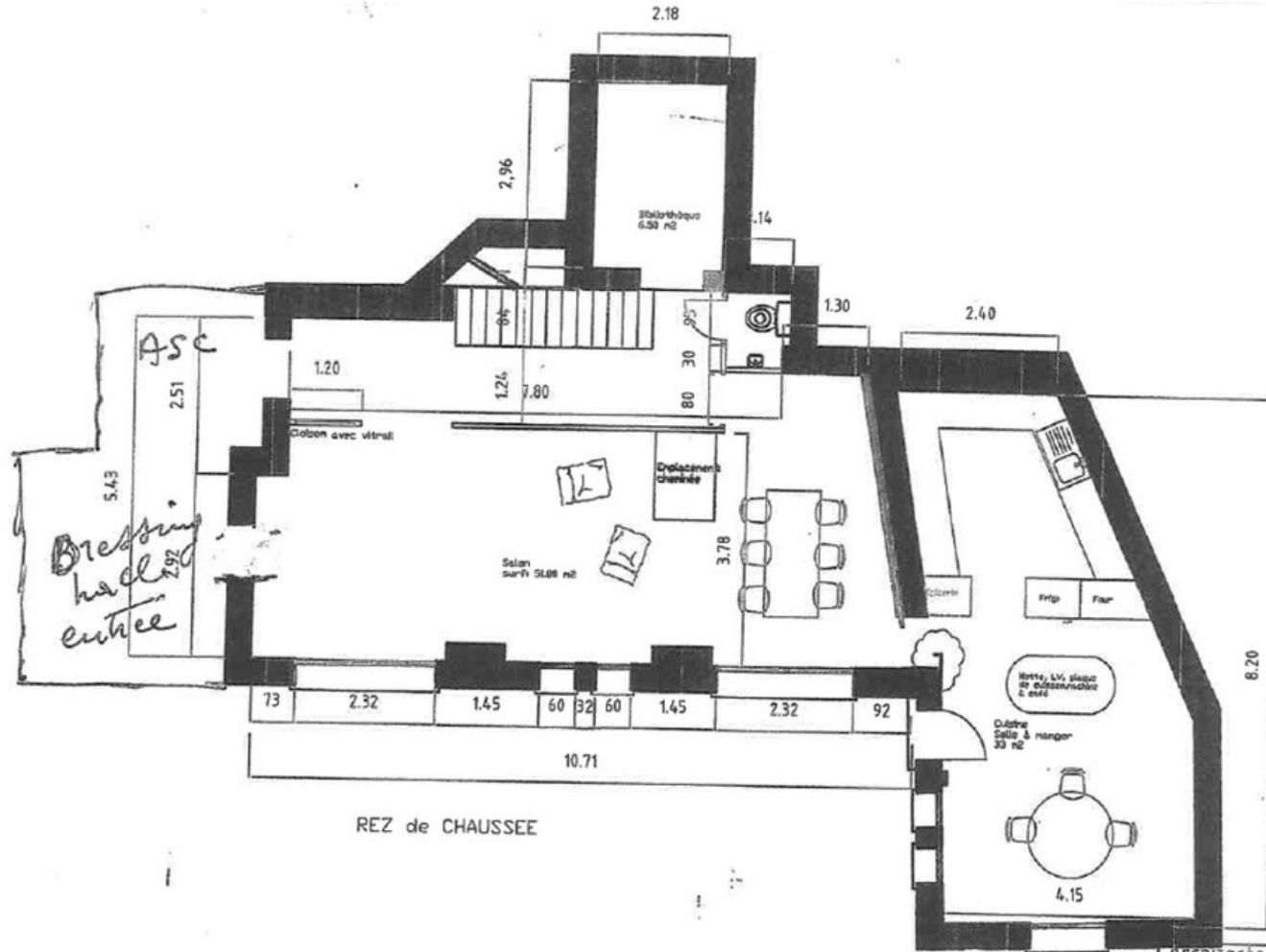


RARE : BEAUTIFUL VILLA IN A QUIET AREA



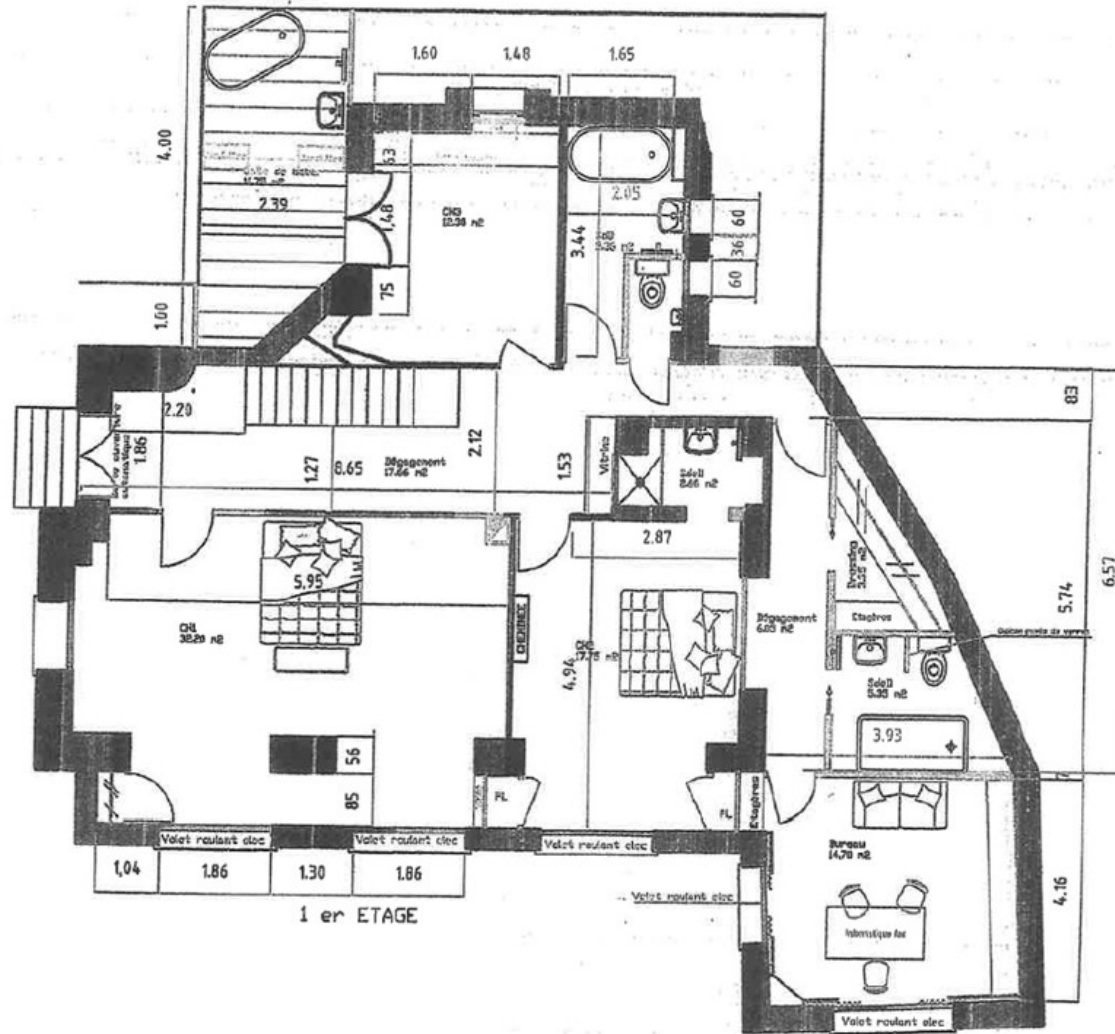


RARE : BEAUTIFUL VILLA IN A QUIET AREA





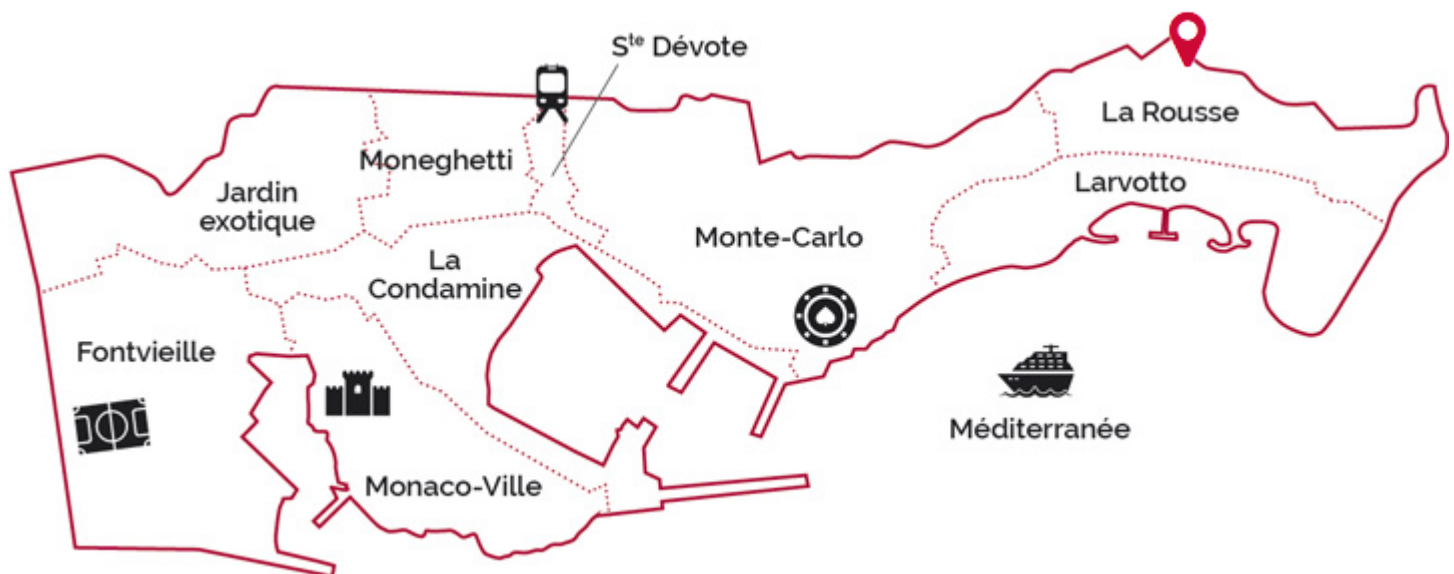
RARE : BEAUTIFUL VILLA IN A QUIET AREA



# VILLA ALBAYA SAINT-ROMAN



RARE : BEAUTIFUL VILLA IN A QUIET AREA



Legal 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.