

3 300 000 €

Contact agency

AFIM Real Estate

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For sale villa

7 rooms

Surface : 185 m<sup>2</sup>

Surface of the land : 650 m<sup>2</sup>

Exposition : Sud est

View : Citadine

Features :

fireplace, double glazing, Automatic

Watering

5 bedroom

1 bathroom

2 shower s

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 3236 Beausoleil

Exceptional property to seize! This charming town villa benefiting from an exceptional location, adjoining Monaco, extends over an area of approximately 185 m<sup>2</sup> and benefits from a garden of 650 m<sup>2</sup> planted with Mediterranean species. Arranged on two levels, it is divided into two independent apartments opening onto a shared garden. This villa offers a first apartment with a living area of approximately 114 m<sup>2</sup> built on two levels benefiting from a lift, composed on the garden level of a vestibule, a fitted independent kitchen, a living room with its fireplace, each room opening onto the garden, a guest toilet, then on the 1st floor, three bedrooms and two shower rooms. Then a second apartment built on two levels with a living area of approximately 72 m<sup>2</sup>, consisting of an entrance, a living room opening onto the garden, an independent kitchen, upstairs, two bedrooms and a bathroom. You benefit from the proximity of Monaco with the bucolic advantages of the countryside.

Fees and charges :

3 300 000 € fees included

