



**For sale Monaco - La Rousse - Saint Roman**  
**RARE - SAINT ROMAN - BELLE EPOQUE VILLA**

**45.000.000 €**

**11**  
Rooms

**+5**  
Bedrooms

**+5**  
Bathrooms

**623 sqm**  
Total area

Magnificent "Belle époque" style villa located in a quiet environment. Life annuity sale.

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98000 Monaco

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## Caractéristiques du bien

Product type :	Villa	Viager :	Yes
Num rooms :	11	District :	La Rousse - Saint Roman
City :	Monaco	Country :	Monaco
Living area :	450 m <sup>2</sup>	Terrace area :	80 m <sup>2</sup>
Garden area :	93,50 m <sup>2</sup>	Total area :	623,50 m <sup>2</sup>
Bedrooms :	+5	Bathrooms :	+5
Cellar :	1	Box :	1
Condition :	Luxurious services	Ref. :	V1448

## Descriptions

Life annuity sale. Located on the heights of the district of La Rousse-Saint Roman, sheltered from view and in a quiet environment. Exceptional and very rare villa, inspired by the «Belle Epoque» style. Built in 1894, this listed residence was considered as one of the most beautiful architectures of its time in the Principality of Monaco, the French Riviera and the Italian Riviera. Its richly decorated facade is an unmistakable eye-catcher, while the rounded balconies, cornices and turquoise ceramic decoration further enhance the elegance of this building.

The villa is in perfect condition and very well maintained, and has preserved its beautiful old features, including its mouldings, its large volumes and its high ceilings, and offers an authentic charm that breathes the soul of its time. The 450 sqm property comprises 11 rooms spread over 4 floors and benefits from 174 sqm of exteriors. All floors are connected by an interior lift and staircases.

On the ground floor, a large terrace leads to the wrought iron entrance door. The entrance hall with cloakroom and toilet leads to a corridor leading to a first reception/dining room opening onto the outside, a kitchen with pantry and a guest toilet.

On the first level, a corridor separates a second living room from the bedrooms. The front lounge opens onto a terrace. A bedroom with a complete bathroom having access to a terrace and a bedroom with a shower room.

On the second level, 2 bedrooms, 3 bathrooms / shower room, a bedroom converted into an office. Courtyard at the back of the house.

On the third and last level, a large and bright living room opening onto two rounded balconies and a large bay window with an unobstructed view of the city and the sea, a kitchen, two bedrooms converted into a dining room and an office. A complete shower room.

A closed garage and a cellar on the street level complete this property.

Life annuity lump sum : Sale price + € 25,000 monthly rent, i.e. € 300,000 per year. The life annuity is based on only one of the two heads. On the death of one of the spouses, the property will be vacant.



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