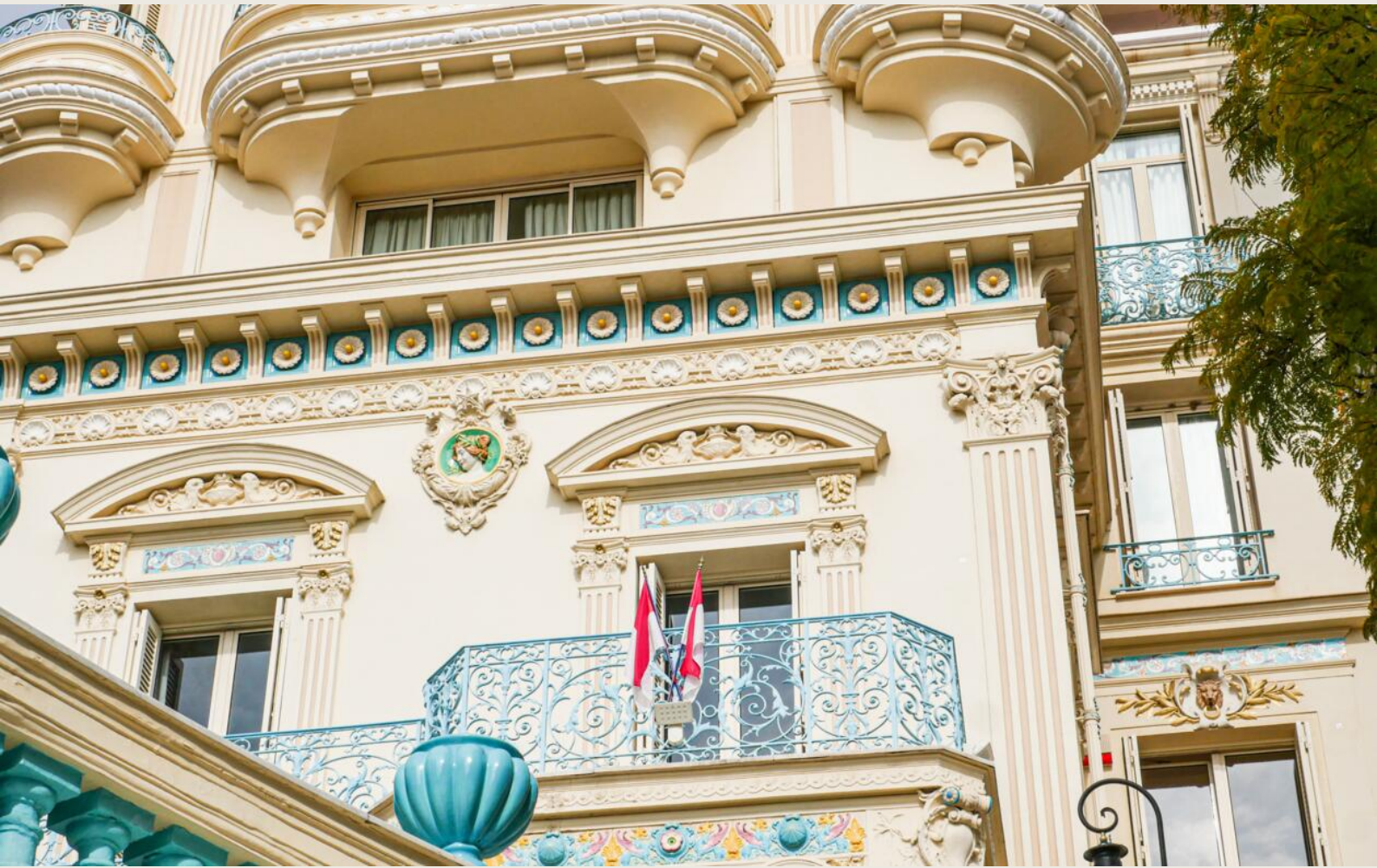


BARNES

INTERNATIONAL REALTY

Valeri Agency

MONACO



For sale Monaco - La Rousse - Saint Roman
RARE - SAINT ROMAN - BELLE EPOQUE VILLA & SEA VIEW

45.000.000 €

11
Rooms

+5
Bedrooms

+5
Bathrooms

624 sqm
Total area

Exceptional Belle Époque villa from 1894, perched above Monaco in a quiet setting with stunning sea views. A rare architectural gem with 450sqm of living space, elevator, terraces, and garage – available as an occupied life annuity.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

V1448
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Property features

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

Descriptions

Located on the heights of Monaco, in the peaceful and private district of La Rousse-Saint Roman, this exceptional villa enjoys a beautiful sea view over the Mediterranean. A true architectural gem inspired by the "Belle Époque" style, this rare property was built in 1894 and is listed as one of the finest examples of its era throughout the Principality of Monaco, the French Riviera, and the Italian Riviera.

The richly adorned façade, with its rounded balconies, cornices, and turquoise ceramic decorations, immediately captivates the eye and enhances the elegance of this unique residence.

Meticulously maintained and in perfect condition, the villa has preserved its original charm and period features, including intricate moldings, generous volumes, and high ceilings. Offering approximately 450 sqm of living space over four levels, it comprises 11 rooms and benefits from 174 sqm of outdoor areas. All floors are connected by an internal lift and staircase.

The current layout is as follows:

- Ground floor: A spacious terrace leads to the ornate wrought-iron front door. The entrance hall with cloakroom and guest toilet opens onto a corridor leading to a first reception room/dining room with access to the terrace, a kitchen with pantry, and a guest toilet.
- First floor: A hallway separates a second living room from the sleeping area. The front-facing living room opens onto a terrace. One bedroom with en-suite bathroom and terrace access, and a second bedroom with en-suite shower room.
- Second floor: Two further bedrooms with bathrooms and shower rooms, and a third bedroom converted into an office. A small courtyard is located at the rear.
- Top floor: A bright and spacious lounge with two rounded balconies and a large picture window offering open views over the city and the sea. This level also includes a kitchen, two additional rooms currently used as a dining room and office, and a full shower room.

A private garage and a cellar at street level complete this remarkable property.



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For sale under a life annuity arrangement.

Lump sum: Sale price + €25,000 monthly annuity, or €300,000 annually.

The life annuity is based on only one life. Upon the death of either of the two occupants, the villa will become vacant.



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