MONACO (LA ROUSSE / SAINT-ROMAN) 98000 MONACO

€23,000,000

150 Years

JOHN D WOOD & CO.

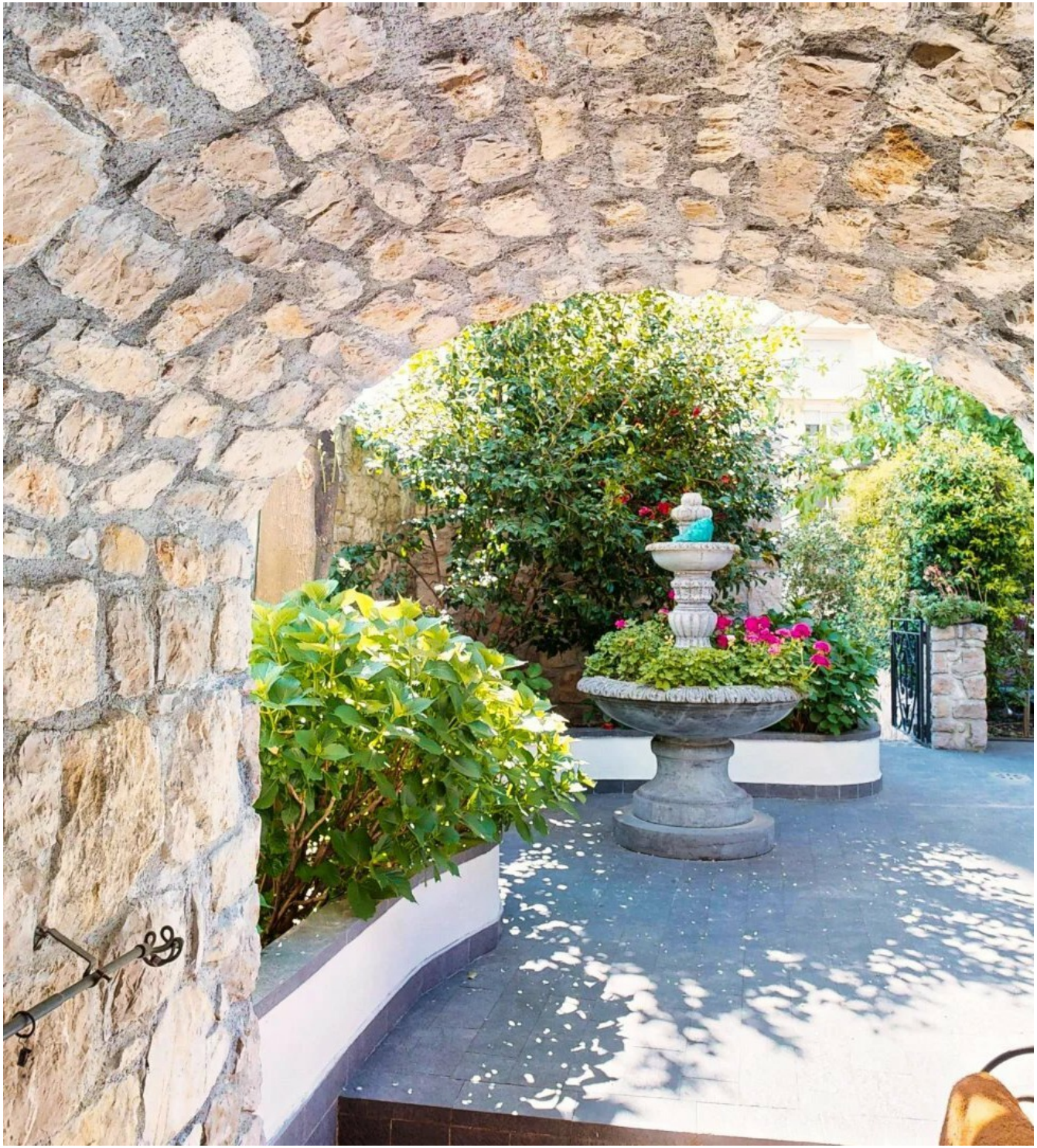
London, Country & International Property

MONACO (LA ROUSSE / SAINT-ROMAN)
98000 MONACO

Monaco / Beausoleil – Exceptional villa with garden and private pool, a rare privilege between two countries At the border of Monaco and France, Villa Nelmary offers a truly unique lifestyle. It is the only property to benefit from a large landscaped garden and a private pool, while being fully subject to Monaco’s legal framework. Overlooking the Mediterranean, this villa embodies an exceptional way of life, where elegance and comfort merge in a panorama open to the Principality and the French Riviera. Bright and functional living spaces A private elevator serves every level of the house.

328 m,
Swimming pool

€23,000,000

On the ground floor, the marble living room opens onto a spacious terrace perfect for entertaining, while the adjacent dining area connects to a high-end independent kitchen. A study completes this floor. The basement houses a climate-controlled wine cellar and a garage for up to four vehicles. Private spaces designed for tranquility Upstairs, four suites each have their own bathroom and access to a solarium terrace. On the garden level, an independent apartment, ideal for guests or staff, offers a living room, a fully equipped kitchen, a bedroom, and a shower room. A villa immersed in nature At the heart of a landscaped garden of approximately 700 m², the heated pool, reminiscent of an open-air jacuzzi, provides an ideal space for relaxation. Outdoor fireplaces, shaded terraces, and Mediterranean plants create a unique atmosphere. A private access leads to a garage plot located in the Principality. Key point: Although partially located on French territory, the property is fully registered in Monaco, offering the legal and fiscal benefits of the Monegasque regime. A rare opportunity Between Monaco and the Riviera, Villa Nelmary embodies an exceptional lifestyle, blending comfort, prestige, and privacy – a rare opportunity on the property market.

Legal Information Information on the risks to which this property is exposed is available on the Géorisques website: https://georisques.gouv.fr Easements: passage and water rights (Ténao springs – 4 hours per week).