

Royal Mougins Golf, exceptional 242m2 contemporary villa with swimming pool and a 2894m2 garden.



## INFORMATION

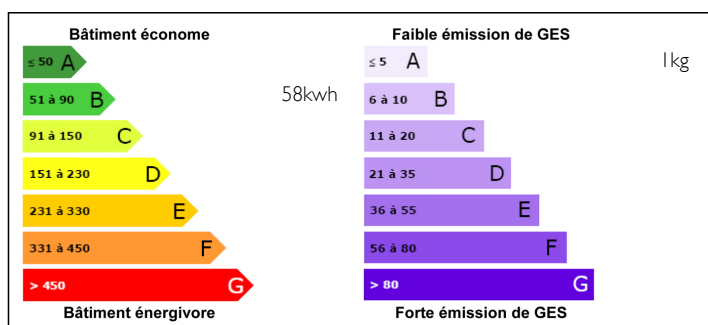
Town:	Mougins
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	242 m2
Plot Size:	2894 m2



## IN BRIEF

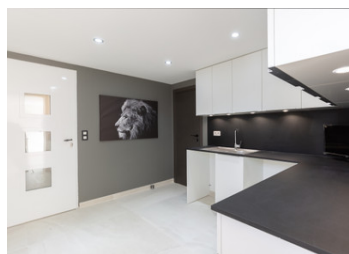
Royal Mougins Golf Club, Exceptional contemporary villa of 242m2 with swimming pool on a plot of 2894m2 planted with Mediterranean varieties west facing in absolute tranquillity. Also a garage with direct access, a guest house and a triple garage.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

In a highly sought after area of Mougins, next to the Royal Golf Club, magnificent contemporary villa of 241m<sup>2</sup> on a plot of 2894m<sup>2</sup> west facing in absolute quiet; no nuisance.

The villa offers a very attractive 100m<sup>2</sup> living room with an open plan kitchen. Three beautiful suites, one on the ground floor, plus an office area. A garage with direct access to the utility room and main living area.

There is also a 45m<sup>2</sup> cottage for your friends or guardian.

The exterior is planted with Mediterranean trees around a secluded pool area.

The property also has a triple garage for your favourite vehicles and plenty of outside parking.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES