

Mougins, magnificent 7-room house with heated swimming pool and stunning sea views.



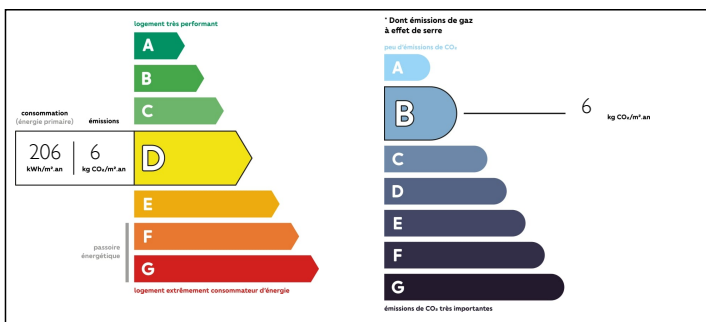
## INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	242 m2
Plot Size:	2400 m2

## IN BRIEF

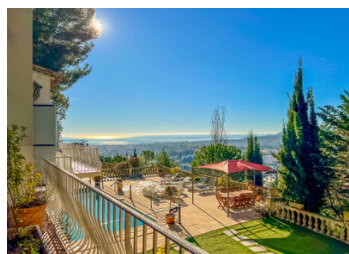
In Mougins, at the heart of a prestigious estate, this magnificent and charming villa offers exceptional panoramic views of the sea and the Esterel mountains. The generous volumes of the property, combined with a harmonious layout, open onto a sunny terrace and a heated swimming pool. Set in 2400 m<sup>2</sup> of grounds, the property also includes two outbuildings and generous parking for more than four cars. The exceptional location of this villa offers unique development potential, adding an exclusive dimension to this exceptional property.

## 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.



## LOCAL TAXES

Taxe foncière: 2955 EUR

## NOTES

## DESCRIPTION

Welcome to the heart of a prestigious estate, where you will find a magnificent, charming villa with breathtaking panoramic views of the sea and the Esterel mountains.

This property will win you over with its generous volumes and harmonious layout. On entering the main level, you are welcomed by a large, light-filled 80m<sup>2</sup> living room, accompanied by a cosy dining room and a modern 20m<sup>2</sup> kitchen. These rooms open onto a sun terrace and heated swimming pool, creating an idyllic setting with stunning sea views.

Upstairs, a superb light-filled 38m<sup>2</sup> master bedroom with double dressing room and 10m<sup>2</sup> shower room offers a terrace with far-reaching sea views. Also on this level are a laundry room and a cleverly placed study that could easily be converted into a bedroom, making the villa adaptable to your needs and preferences.

On the second floor, two further bedrooms with en-suite shower rooms provide a cosy, intimate space.

Set in a generous plot of 2400m<sup>2</sup>, this exceptional property also includes two outbuildings that could be converted into independent studios or offices, depending on your requirements. There is also ample parking for up to four cars.

The location of this villa is simply magnificent and offers unique development potential. Come and discover the luxury, comfort and exclusivity of this haven of peace where every detail has been considered to create a truly unique home.

Annual maintenance fees 1485€

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Co-owned building of 46 units

Provisional annual charges: 1200€