

Mougins, elegant 2 bedroom apartment with sunny terrace, parking and pool in a prestigious residence.

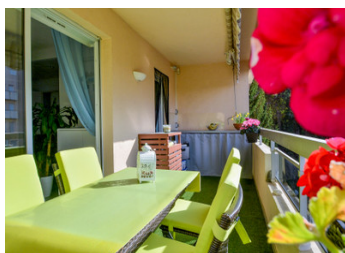


INFORMATION

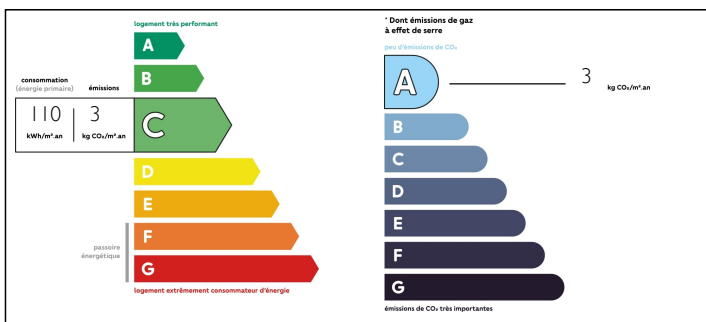
Town:	Mougins
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	63 m2
Outside Space:	11 m2

IN BRIEF

Discover the elegance of this charming apartment in Mougins! Enjoy the spacious living area of this magnificent 63 m2 2 bedroom apartment with a sunny 11 m2 terrace. Enjoy the comfort of a private parking in a prestigious residence with swimming pool, attentive caretaker and visitor parking, all in a peaceful atmosphere. An additional garage is available. A unique opportunity to combine elegance and well-being!



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

Ideally located on the 3rd floor of a 3-hectare gated residence in the heart of Valmasque, close to all amenities, this 3-room apartment offers 63.26 m² of living space under the Carrez law, complemented by a charming 11 m² terrace.

Just 10 minutes from Sophia Antipolis, in the desirable Bréguières district, this property is in excellent condition and comprises a spacious air-conditioned living room with a fitted kitchen opening onto the lounge, two bedrooms with storage space, a bathroom and a separate toilet. The facades were renovated in 2023 and the woodwork is brand new.

For ultimate convenience, an outside parking space is included!

This low cost residence has a large 20 metre swimming pool, an on-site caretaker and secure visitor parking to ensure residents' safety and peace of mind.

What's more, this luxurious, wooded residence offers additional amenities such as a dog park, petanque area and table tennis table.

An additional garage is available.

An exceptional living environment combined with first class amenities!

Co-owned building of 650 units

Provisional annual charges: 1680€

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

NOTES