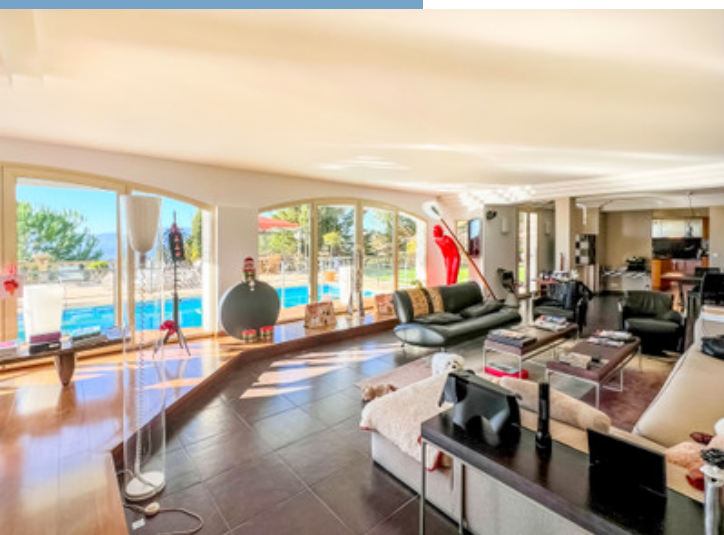




MOUGINS, MAGNIFICENT 7-ROOM HOUSE WITH
HEATED SWIMMING POOL AND STUNNING SEA
VIEWS.

MOUGINS, MAGNIFICENT
7-ROOM HOUSE WITH
HEATED SWIMMING POOL
AND STUNNING SEA
VIEWS....



PROPERTY FACT FILE	
REFERENCE	A26079SST06
PRICE	€ 1,680,000 £ 1,442,280* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	242 m²
LAND	2400 m²
TOWN	Mougins
DEPARTMENT	Alpes_Maritimes
LOCATION	0-2KM to amenities
TYPE	Maison familiale, Villa
CONDITION	Good condition
FEATURES	Seaview, Private parking, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



- Stunning sea views
- 4 bedrooms
- Generous volumes
- Unique development potential
- Large covered parking

MOUGINS, MAGNIFICENT
7-ROOM HOUSE WITH
HEATED SWIMMING
POOL AND STUNNING
SEA VIEWS....

Ref : A26079SST06

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 m² of grounds, the property also includes

DESCRIPTIF

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 80m² living room, accompanied by a cosy dining room and a modern 20m² 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 38m² master bedroom with double dressing room and 10m² 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 2400m², 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.

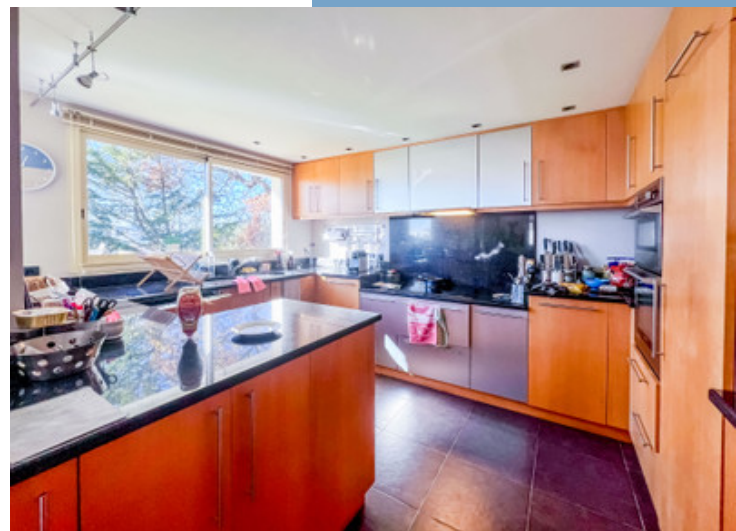
Annual maintenance fees 1485€

Information about risks to which this property is exp

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26079SST06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

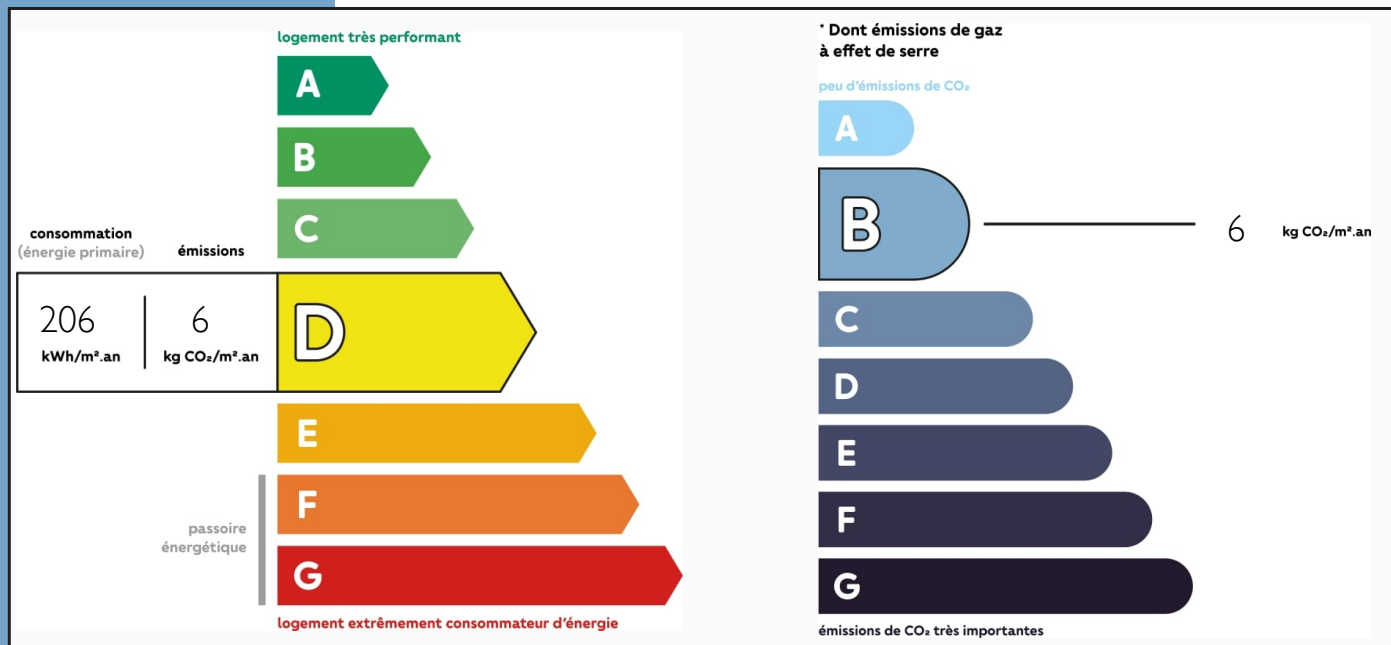
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MOUGINS, MAGNIFICENT
7-ROOM HOUSE WITH
HEATED SWIMMING POOL
AND STUNNING SEA VIEWS...

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

Ref : A26079SST06

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A26079SST06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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