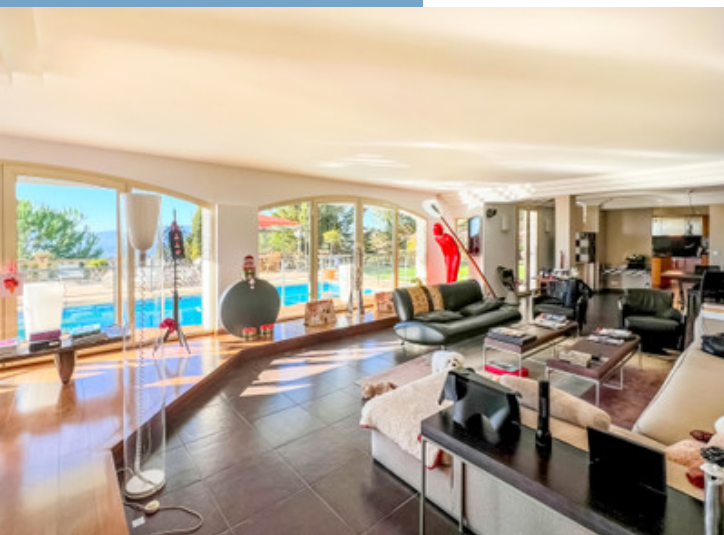




MOUGINS, MAGNIFICENT 7-ROOM HOUSE WITH
HEATED SWIMMING POOL AND STUNNING SEA
VIEWS.

www.leggettprestige.com

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



PROPERTY FACT FILE	
REFERENCE	A26079SST06
PRICE	€ 1,680,000 £ 1,400,784* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	242 m ²
LAND	2400 m ²
TOWN	Mougins
DEPARTMENT	Alpes_Maritimes
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Detached
*Price based on current exchange rate which is subject to change	



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

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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.

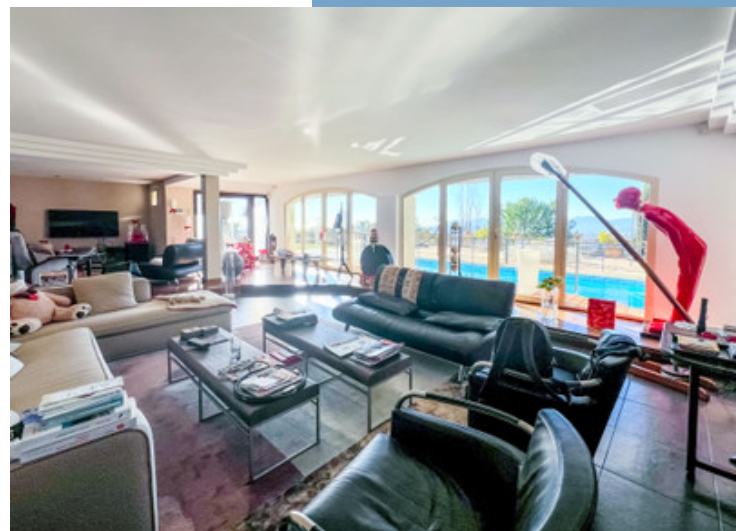
The location of this villa is simply magnificent and offers unique development potential. Come and discover the luxury, comfort and exclusivity of this haven of peace where every detail has been considered to create a truly unique home.

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

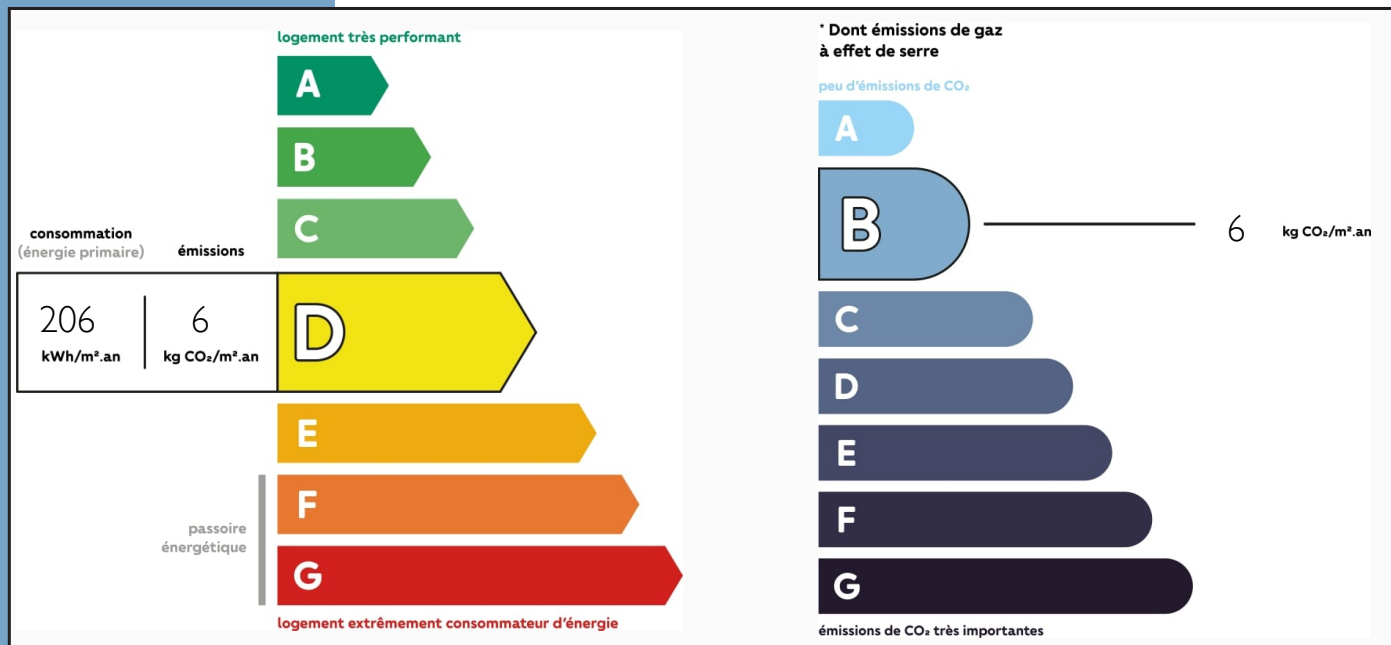


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A26079SST06

ENERGIE-DPE



NOTICE

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

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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