



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



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AND STUNNING SEA  
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PROPERTY FACT FILE	
REFERENCE	A26079SST06
PRICE	€ 1,680,000 £ 1,423,884* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	242 m <sup>2</sup>
LAND	2400 m <sup>2</sup>
TOWN	Mougins
DEPARTMENT	Alpes_Maritimes
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Walking distance to shops, Private parking
*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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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

## 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 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€

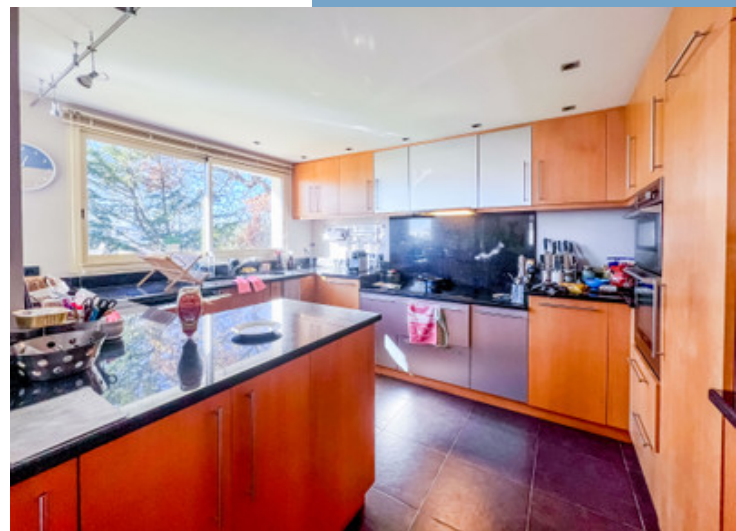
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Information about risks to which this property is exp

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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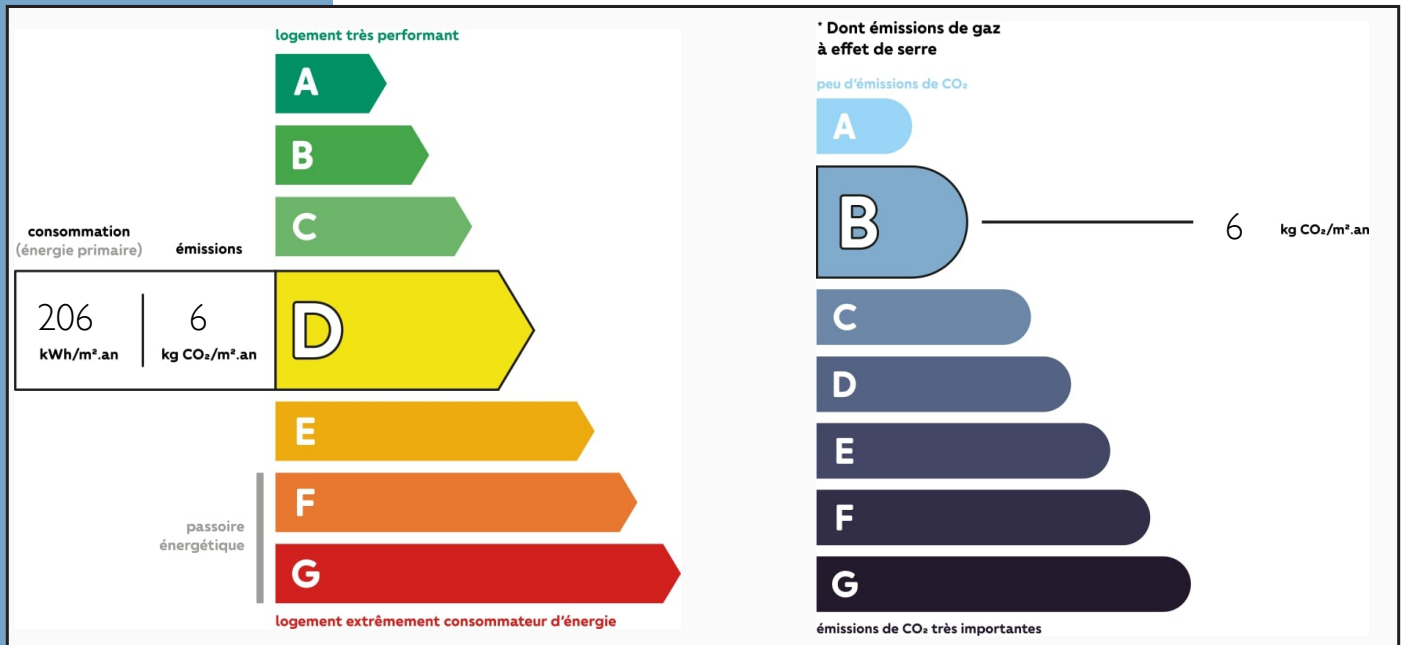


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A26079SST06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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