CHARMING VILLA – MOUGINS (185 M²) | 5 BEDROOMS | 3300 M² GARDEN | HEATED POOL

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PROPERTY FACT FILE

REFERENCE	A46176PAK06
PRICE	€ 880,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	185 m²
LAND	3300 m²
TOWN	Mougins
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

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- Peaceful and well connected location in Mougins
- Rare large plot offering privacy and space
- Direct access to nature and walking trails
- 5 bedrooms 3 bathrooms
- Ready to move in

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Set in a particularly peaceful residential area of Mougins, this charming 185 m² villa, discreetly adjoining another property on one side, offers generous living spaces and benefits from a beautiful private 3,300 m² landscaped garden planted with Mediterranean trees and vegetation.

DESCRIPTION

Set in a particularly peaceful residential area of Mougins, this charming 185 m² villa, discreetly adjoining another property on one side, offers generous living spaces and benefits from a beautiful private 3,300 m² landscaped garden planted with Mediterranean trees and vegetation.
The warm and functional living areas make the property equally well suited as a main residence or a holiday home, with excellent potential to adapt the layout to suit family life.
Located just moments from the renowned Valmasque Park, the property enjoys a preserved natural setting while remaining within easy reach of local amenities, transport links, schools and sports facilities.
An ideal property for families looking for peace, space and greenery in Mougins.

Interior Layout

Ground Floor:
- 2 bedrooms
- 2 bathrooms
- Guest WC
- Spacious and bright living room with fireplace (stove)
- Fully equipped renovated kitchen
- Billiard / leisure area
- Winter garden or office space with natural light

First Floor:
- 3 bedrooms
- 1 bathroom
- 1 storage room

Outdoor Features:
- Large heated swimming pool
- Summer kitchen with shower space
- Expansive landscaped garden with mature Mediterranean trees (3300 m²)
- Exceptional tranquillity, enhanced by birdsong and natural surroundings

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46176PAK06

COMPLETE FILE AND PHOTO ON REQUEST

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M² GARDEN | HEATED POOL.

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

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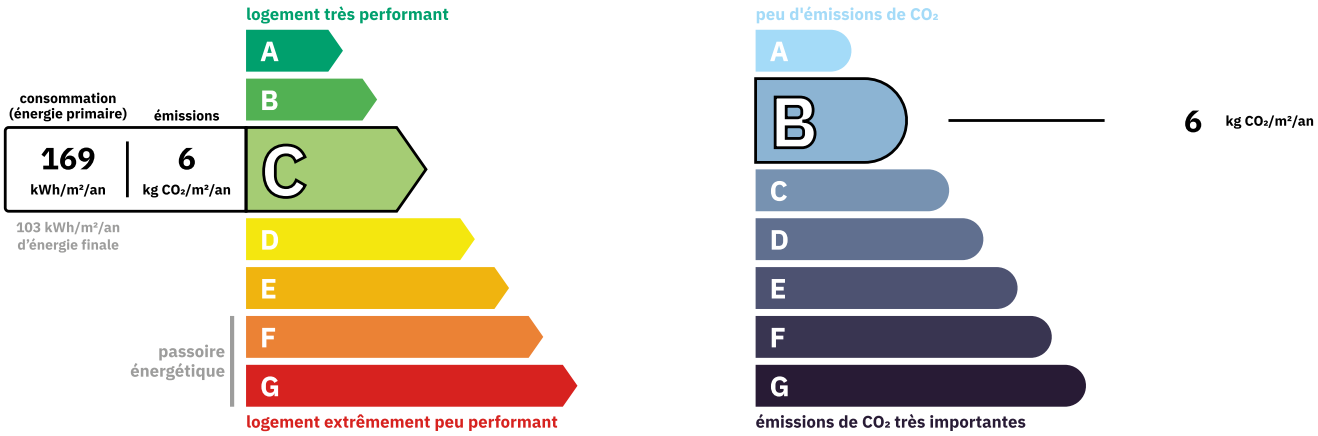
ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2000 € and 2780€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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 :A46176PAK06
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