

Royal Mougins Golf Club, a charming house of 2 bedrooms south facing with a view of the golf course.



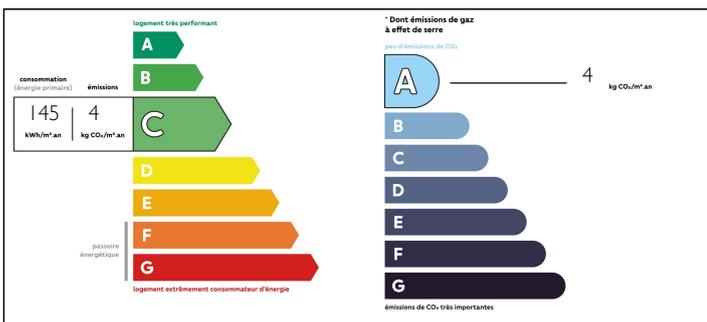
## INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	100 m2

## IN BRIEF

Royal Mougins Golf, a lovely, bright, south-facing 2-bedroom house of 78sqm overlooking the golf course in a quiet, secure residence with a swimming pool and tennis court, with a garage and private parking.

## 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

Royal Mougins Golf, a lovely, bright, south-facing, semi-detached 2-room house, situated in a gated estate of the Royal Mougins Golf Club with a beautiful swimming pool, tennis court and steward. It consists of a living/dining room with a well-equipped open-plan kitchen opening onto the covered terrace and a well-kept garden of approx. 100 m<sup>2</sup>.

1st floor: two bedrooms, a terrace, a bathroom and a toilet.

Enclosed garage and parking space.

Domain fees 385€ / month.

Royal Mougins Golf Club membership included.

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Co-owned building of 200 units

Provisional annual charges: 3850€

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

## LOCAL TAXES

**Taxe foncière: 1140 EUR**

## NOTES