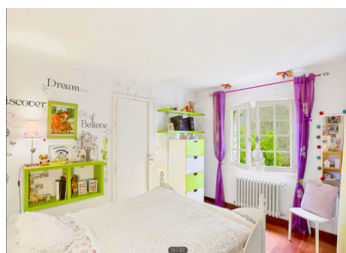
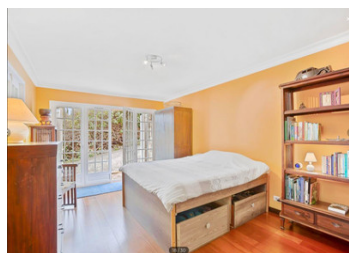
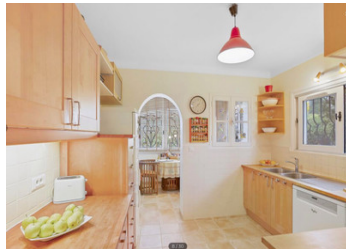


Mougins Peyrière, renovated Provencal Villa with Peaceful Garden near Cannes-Mougins Golf Club.



INFORMATION

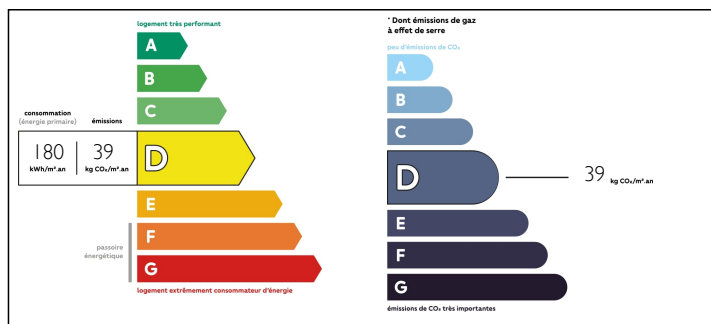
Town:	Mougins
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	189 m2
Plot Size:	1 182 m2



IN BRIEF

Rare opportunity in a sought-after area near Cannes-Mougins Golf Club. This renovated Provencal villa offers 4/5 bedrooms, spacious living, and a serene garden with the potential for a pool. Energy-positive with solar panels and close to amenities, schools, and nature. Just 20 minutes from Nice airport and beaches. Live the dream of the South of France.

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.



LOCAL TAXES

Taxe foncière: 1412 EUR

NOTES

DESCRIPTION

A rare opportunity in a sought-after area, neighbouring the prestigious Cannes-Mougins Golf and Country Club, awaits you.

This Provencal villa, built in the early 1960s and renovated in 2005, showcases solid construction and impeccable upkeep. With a total of 4/5 bedrooms, it offers a spacious and comfortable living environment.

The garden, adorned with olive and fruit trees, invites relaxation and serenity. Furthermore, the possibility of building a pool or expanding the house provides additional potential for customization.

The spacious parking area can accommodate numerous cars, ensuring your daily comfort.

This villa is a true energy-positive residence thanks to its solar panels, high-quality insulation, and double-glazed windows, guaranteeing optimal comfort throughout the year.

Enjoy a green and peaceful environment, with restaurants, bakeries, and small shops nearby. Additionally, benefit from direct access to the Valmasque Regional Forest and the golf club, as well as renowned local schools such as Mougins School and other international institutions, not to mention the proximity to Sophia Antipolis.

The Nice airport and beaches are only a 20-minute drive away, providing easy access to all the amenities of the region while living the dream of the South of France.

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