

Charming Villa – Mougins (185 m) | 5 Bedrooms | 3300 m Garden | Heated Pool

EXCLUSIVE



INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	3300 m2

IN BRIEF

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.

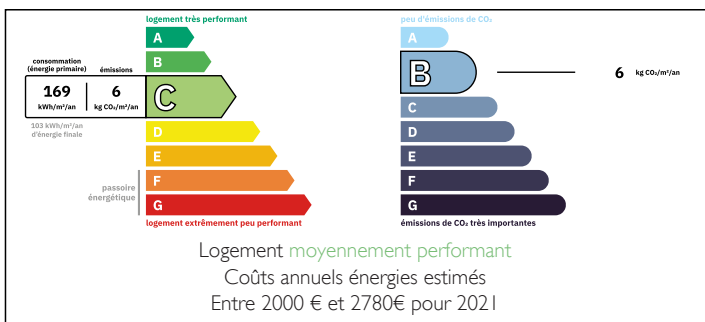
The warm and functional living areas make the property equally well suited as a main residence or a holiday home, with excellent potential to adapt the layout to suit family life.

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.

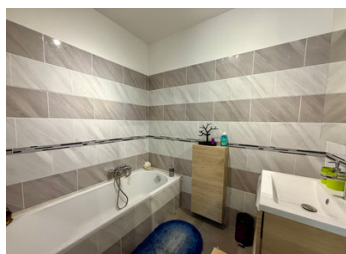
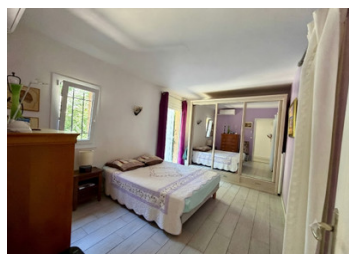


ENERGY - DPE



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

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LOCAL TAXES

Taxe foncière: 1800 EUR

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

NOTES