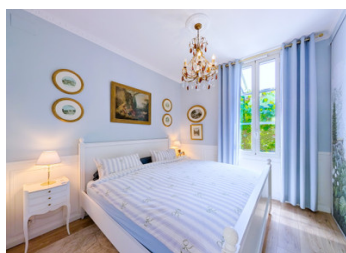


Top-Floor Corner 2-Bed Apartment in Mouans-Sartoux – Impeccable Condition, 2 Terraces, Prime Location



INFORMATION

Town:	Mouans-Sartoux
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	65 m2
Outside Space:	39 m2



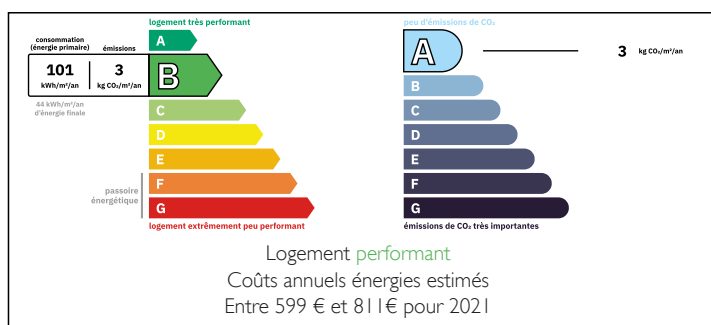
IN BRIEF

Located in the heart of Mouans-Sartoux on the edge of the old town, this immaculate 65 m2 top-floor corner apartment offers a peaceful, house-like living environment.

Situated in a small building of only three residential units, the property features a cross layout with exceptional brightness and no direct neighbors above or below. The main highlight is the rare 39 m2 of exterior space, including a large 32 m2 northwest-facing terrace overlooking the town square and a 7 m2 southeast-facing balcony with a practical laundry room.

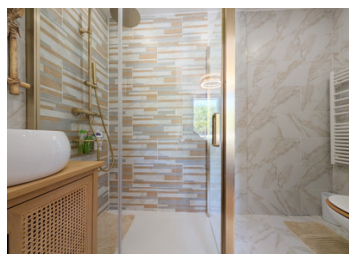
Completely renovated with reversible air conditioning and a top-tier B/A energy rating, the apartment comprises a living room, an equipped kitchen, two bedrooms including a master suite, and two shower rooms with toilets.

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: 621 EUR

NOTES

DESCRIPTION

OVERVIEW:

This exceptional top-floor corner apartment delivers a perfect blend of character, modern comfort, and an unbeatable location in the highly desirable town of Mouans-Sartoux. Set on the first and top floor of an intimate building comprising just three residential units and two ground-floor shops, the property stands out for its absolute privacy. With no upstairs neighbors, no adjacent neighbor on one side, and no direct neighbor below, it provides a peaceful, house-like living experience that is incredibly rare for a town-center location.

The apartment has been impeccably renovated and decorated, requiring absolutely no additional work. It boasts an outstanding energy efficiency profile with an almost perfect energy score of B/A, thanks to high-quality finishes and reversible air conditioning.

For added flexibility, buyers also have the option to acquire the premium furniture currently in the property. While the building does not feature an elevator, a quote has already been prepared and neighbor approval obtained to install an electric stairlift in the stairwell if required.

The condominium fees are at a relatively low level of 130€/month. The yearly property tax amounts to 620€.

LAYOUT:

The property features a bright cross-layout optimized for comfort and functionality, spanning approximately 65 m2 of interior living space and nearly 40 m2 of outdoor areas.

An inviting entryway connects the living spaces seamlessly. The sun-drenched living room opens straight onto the main 32 m2 terrace. This expansive outdoor space overlooks the main town square and is partly roofed, making it an ideal setting for entertaining or relaxing....