

Charming apartment in prestigious Mougins: luxury living near the old village!



INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	63 m2
Outside Space:	11 m2

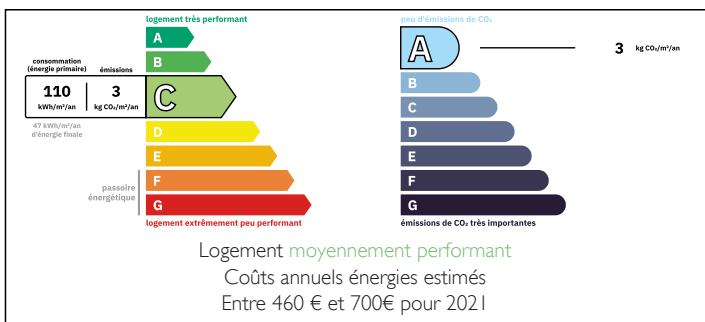


IN BRIEF

Discover this elegant 3-room apartment in the prestigious area of Les Bréguières, Mougins. Offering 63 m² of living space and a sunny 11 m² terrace, this bright apartment is located in a secure, well-maintained residence with a recently renovated facade (November 2023). The residence features a 20-meter swimming pool, concierge, visitor parking, and low fees, ensuring comfort and tranquility for its residents. Inside, you'll find an air-conditioned living area, a fully equipped kitchen, two bedrooms with storage, a bathroom, and separate toilets. The 3D image has been added to provide layout ideas and inspire potential renovations. Just 10 minutes from Sophia Antipolis and close to the charming old village of Mougins, this is a rare opportunity to enjoy a peaceful yet accessible lifestyle. An outdoor parking space is included, with the option to purchase a garage.

The 3D images...

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

Mougins: Elegance and Comfort in an Exceptional Setting!

Discover this charming 3-room apartment, ideally located in one of the most sought-after areas of Mougins, Les Bréguières. Offering 63 m² of living space with a sunny 11 m² terrace, this property is nestled in a rare, high-quality residence, providing a peaceful and secure environment.

This prestigious residence, impeccably maintained, recently had its facade fully renovated in November 2023, reflecting the care given to its upkeep. With a large 20-meter swimming pool, a dedicated concierge, secure visitor parking, and low fees, everything is designed for the residents' comfort and tranquility. You will also appreciate the many amenities, including a pétanque court, a ping-pong table, and even a dog park.

Located on the 3rd floor of a residence spanning 3 hectares on the edge of Valmasque Park, this bright apartment features an air-conditioned living area with an open, fully equipped kitchen, two bedrooms with built-in storage, a bathroom, and separate toilets. The windows and doors are all brand new, ensuring optimal insulation and comfort.

Just 10 minutes from Sophia Antipolis and a short drive to the charming old village of Mougins, the location is ideal for those seeking a balance of comfort, tranquility, and accessibility.

In addition to the included outdoor parking space, there is the option to purchase a garage. This is an exceptional living environment in a residence with top-tier amenities!

The 3D images have been added to provide layout ideas and inspire potential renovations.

Annual fees: €1,668 / Property tax: €922

LOCAL TAXES

Taxe habitation: EUR

NOTES