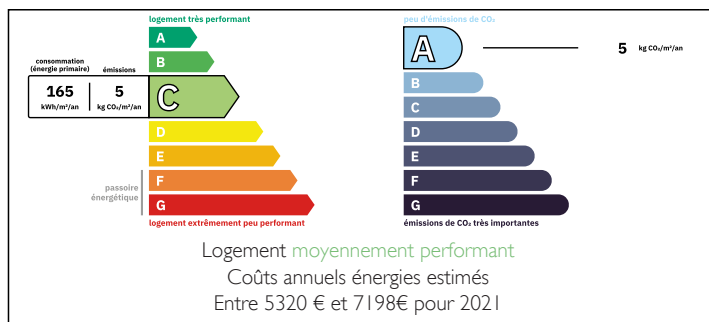


## Mouans Sartoux - Quiet residential area, superb 13 room villa, pool



## ENERGY - DPE



## INFORMATION

Town:	Mouans-Sartoux
Department:	Alpes-Maritimes
Bed:	5
Bath:	5
Floor:	540 m2
Plot Size:	10000 m2

## IN BRIEF

**MOUANS SARTOUX:** Situated in a high-quality residential domain, close to Mougins, this sumptuous property of 540 m², built in 1970, lies in the heart of a wooded park of over one hectare. It features a large pool, pool house, Jacuzzi, double garage, and numerous exterior parking spaces.

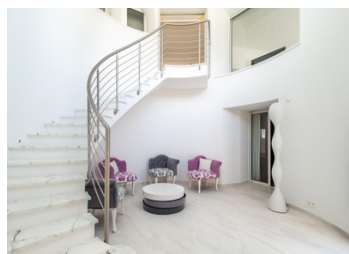
Very quiet, in excellent condition, and benefiting from perfect sunlight, the property is currently composed of three housing units connected by two interior staircases, but also has independent access.

The ground floor offers an entrance, living room with fireplace, dining room, kitchen and pantry, 4 bedrooms each with its own bathroom or shower, and a guest WC.

On the garden level, there is another apartment with three rooms, a studio, and a two-room apartment with a gym, a laundry room, a cellar, and

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 habitation: EUR

## NOTES

## DESCRIPTION

MOUANS SARTOUX: Situated in a high-quality residential domain, less than ten minutes by car from all amenities, this sumptuous property of 540 m<sup>2</sup>, built in 1970, lies in the heart of a wooded park of over one hectare. It features a large pool, pool house, Jacuzzi, double garage, and numerous exterior parking spaces.

Very quiet, in excellent condition, and benefiting from perfect sunlight, the property is currently composed of three housing units connected by two interior staircases, but also has independent access.

The ground floor offers an entrance, living and dining room, kitchen and pantry, 4 bedrooms each with its own bathroom or shower, and a guest WC.

On the garden level, there is another apartment with three rooms, a studio, a two-room apartment with a gym, a laundry room, a cellar, and various storage spaces.

The majority of the rooms open onto the terraces and the beautiful flat garden. Very bright due to its large openings and high ceilings, this prestigious villa offers an enchanting and privileged living environment.

Golf course of Mougins close by.

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