

EXCLUSIVITY – Mougins: 3,107 m² plot with cleared permit for 548 m² villa with pool, near Mougins School



INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	548 m ²
Plot Size:	3107 m ²

IN BRIEF

Exceptional opportunity in Mougins – In one of the town's most sought-after residential areas, just a short walk from Mougins School and local shops, this 3,107 m² landscaped plot with olive trees comes with a fully approved and cleared building permit. The project includes a luxury villa with 548 m² of floor space, a swimming pool, garage, and annexes. Located in a peaceful, green setting, the land benefits from a 15% building footprint allowance (zone UDb). Ideal for a family home or investment in a prestigious environment. Full documentation available upon request.



ENERGY - DPE

DPE not required.

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

The Overview

This is a rare opportunity to acquire a fully serviced and ready-to-build plot in one of the most prestigious and peaceful residential pockets of Mougins. Set on 3,107 m² of beautifully landscaped land adorned with mature olive trees, the plot is sold with a building permit that has already been approved and purged. The proposed project allows for the construction of a luxurious single-family home with a total floor area of 548 m², including a 150 m² basement, a 25 m² garage, a 50 m² swimming pool, and annexes. The permitted building footprint is 371.7 m² (within the 15% allowed under the local PLU – zone UDb). This turnkey-ready land is perfect for those wishing to build a bespoke residence in a serene, green setting, while benefiting from exceptional proximity to international schooling and village life.

The Area

Mougins is one of the most desirable addresses on the French Riviera, known for its refined lifestyle, art galleries, Michelin-starred restaurants, and its beautiful hilltop village with panoramic views over Cannes and the Esterel mountains. This particular plot is located just a short walk from the renowned Mougins School, making it especially attractive to international families. Local amenities, supermarkets, and daily conveniences are all within easy reach, while the old village of Mougins and several golf courses are just minutes away by car. The area offers a perfect balance of calm, privacy, and accessibility—just 20 minutes from Nice Airport and the beaches of Cannes.

Information about...