

EXCLUSIVITY – Mougins: 2,656 m² plot with cleared permit for 461 m² villa with pool, near School



INFORMATION

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|-------------|---------------------|
| Town: | Mougins |
| Department: | Alpes-Maritimes |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 461 m ² |
| Plot Size: | 2656 m ² |

IN BRIEF

Exceptional opportunity in Mougins – In one of the most desirable residential areas of the town, just a short walk from Mougins School and shops, this 2,656 m² landscaped plot with olive trees comes with an approved and purged building permit. The project allows for a villa of 461 m² floor space, including 96 m² of basement, a 25.2 m² garage, and annexes. Located in a calm and green setting, the plot offers a 15% building footprint allowance (zone UDb). Ideal for those wishing to create a bespoke home in a premium location. Full file available on 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

A fantastic chance to build your dream home in Mougins. This 2,656 m² landscaped plot, located in a peaceful and highly sought-after residential area, is sold with an approved and purged building permit. The project includes a luxurious single-family villa with a total floor space of 461 m², including 96 m² in the basement, a 25.2 m² garage, and annexes. The allowed building footprint is 254.8 m², well within the 15% limit under the UDb zoning plan. Surrounded by greenery and olive trees, this is a turnkey project ready for development in an exceptional setting.

The Area

The plot is ideally situated within walking distance of the renowned Mougins School and just minutes from local shops, restaurants, and village life. Mougins is one of the most prestigious addresses on the French Riviera, offering a peaceful lifestyle, yet only 20 minutes from Nice Airport and the beaches of Cannes. The area is known for its elegant atmosphere, art galleries, and proximity to top-tier golf courses. This land is perfect for families seeking quality of life, nature, and convenience.

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