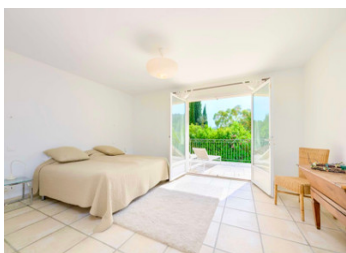


## Riviera Elegance in Mougins, Family Villa with Pool and Hilltop Views



## INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

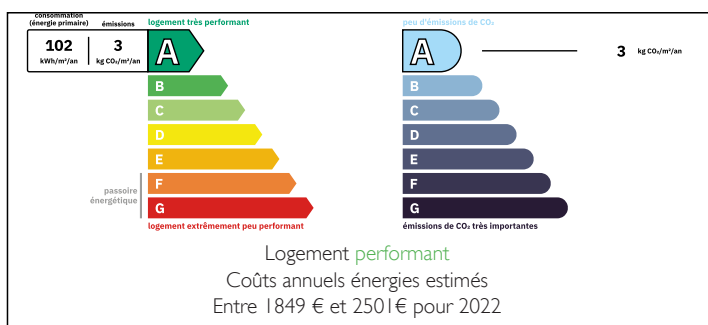
MOUGINS – Elegant 5-Bedroom Villa, 297 sqm with Pool & Panoramic Views

In one of the Riviera's most prestigious villages, this superb 297 sqm villa offers elegance, comfort and Mediterranean lifestyle. Nestled in a lush, peaceful setting with panoramic hill views, the property is spread over three levels and in perfect condition. The upper floor features a 110 sqm bright living area with fireplace, dining room and open-plan kitchen, opening onto terraces overlooking the garden. The lower level hosts 4 spacious en-suite bedrooms and an office, while the garden level offers an independent studio for guests or staff.

Set on a landscaped 1,720 sqm plot facing south-west, the villa boasts a pool, pool house, generous outdoor areas and a large garage. Ideally located just 25 minutes from Cannes and La Croisette, close to international schools and the Valmasque natural park.

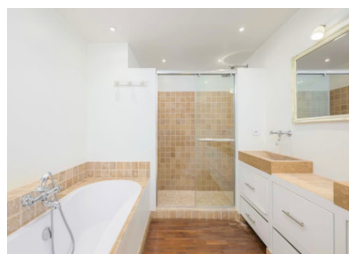
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## ENERGY - DPE



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 – 5-Bedroom Villa, 297 sqm with Pool and Panoramic Hill Views □

In the heart of one of the French Riviera's most sought-after villages, discover this stunning 297 sqm family villa, nestled in a lush and peaceful environment, offering absolute tranquility and open views over the hills.

Spread across three levels and in perfect condition, this property combines elegance, comfort and conviviality:

On the upper level: a vast and bright living room with fireplace, dining area and open-plan kitchen, forming a warm 110 sqm living space, extended by beautiful terraces overlooking the garden.

On the lower level: 4 spacious en-suite bedrooms, an office and direct access to the outdoors.

On the garden level: an independent studio, ideal for hosting family, friends or staff.

The villa is set on a landscaped 1,720 sqm plot facing south-west, perfectly maintained and featuring a sparkling swimming pool, pool house and generous outdoor living areas. A spacious garage completes the property.

Living in Mougins: The Art of Riviera Living  
Renowned for its lifestyle, gastronomy and art galleries, Mougins attracts an international clientele seeking refinement and Mediterranean charm. The villa enjoys a prime location: just 25 minutes from Cannes and La Croisette, close to international schools, the Valmasque Natural Park and main road networks.

A rare property combining Provençal charm, modern comfort and the Côte d'Azur lifestyle. Ideal for families in search of peace and space, nature lovers, or anyone wishing to enjoy the elegance of Mougins just minutes from the Riviera.

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Information about risks to which this property...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES