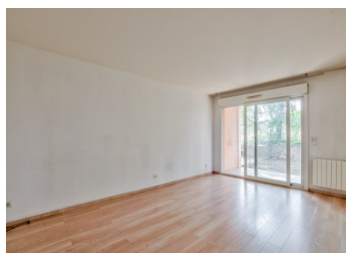


Mougins 2 bedrooms apartment 61 m , with garden, terrace & garage walking distance to shops & restaurants.



INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	61 m2
Outside Space:	40 m2



IN BRIEF

In a secure and well-maintained residence with swimming pool and landscaped park, discover this spacious 61 m² 2-bedroom apartment in Mougins, just steps from Mouans-Sartoux.

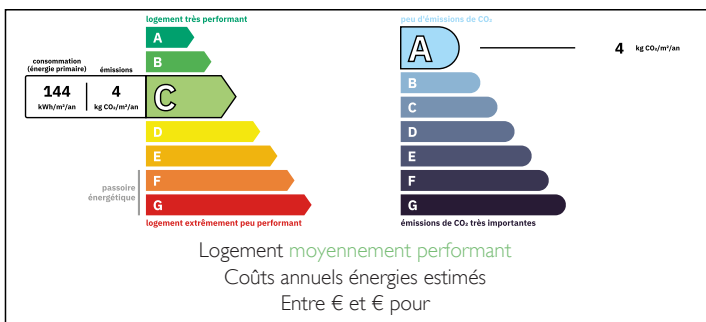
All main rooms open onto a terrace extended by a delightful south-west facing private garden, perfect for outdoor dining, relaxing with family or entertaining friends. The layout is highly functional, featuring a bright living room, two comfortable bedrooms, an independent entrance, plenty of storage, reinforced door, and electric shutters. Peace and brightness are guaranteed.

Perfectly located within walking distance to shops, schools, and public transport, and just minutes from the lively center of Mouans-Sartoux, this property offers both lifestyle and convenience.

A large private garage in the basement completes the property.

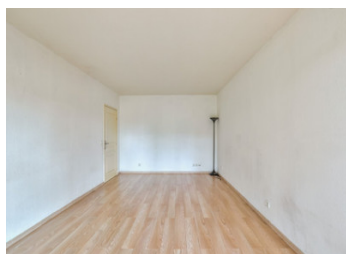
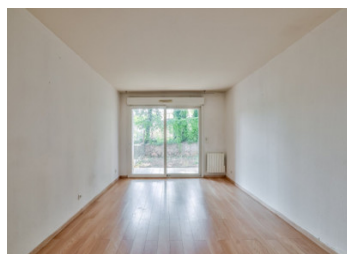
An excellent opportunity as a main residence, a second home on the French Riviera, or a solid rental

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Set within a sought-after gated residence with swimming pool and landscaped park, this charming 61 m² corner apartment is ideally located in Mougins, just steps away from the vibrant center of Mouans-Sartoux.

Bright and well-distributed, all main rooms open onto a spacious terrace extended by a delightful south-west facing private garden. This outdoor space, shaded and welcoming, is perfect for alfresco dining, family relaxation, or entertaining friends in complete tranquility.

The apartment offers a functional and elegant layout:

A spacious and light-filled living room

Two comfortable bedrooms with built-in storage

An independent kitchen

A welcoming hallway with well-planned circulation

Plenty of storage, reinforced security door, and electric shutters

Peace and brightness make this property truly enjoyable year-round.

Its location is a real asset: within walking distance of shops, restaurants, schools, and public transport. The motorway is just a few minutes away, providing easy access to Cannes, Sophia Antipolis, Nice, and the international airport.

A large closed garage in the basement completes this property, adding convenience and value.

Whether you are looking for a main residence, a second home on the French Riviera, or a high-demand rental investment, this property ticks all the boxes and represents a rare opportunity in one of the region's most desirable areas.

Co-owned building of 46 units

Provisional annual charges: 1649€

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