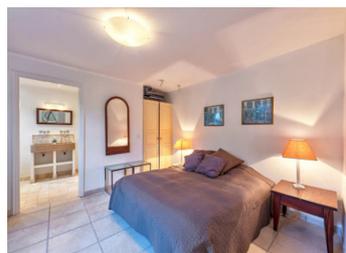


100 MOUGINS House 207m on plot 1720m . 6 rooms, 5 bedrooms, 1 bathroom, 4 shower rooms, wc, parking. Pool.



INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	5
Bath:	5
Floor:	207 m2
Plot Size:	1720 m2

IN BRIEF

Elegant 5-bedroom villa with unobstructed views and a swimming pool.

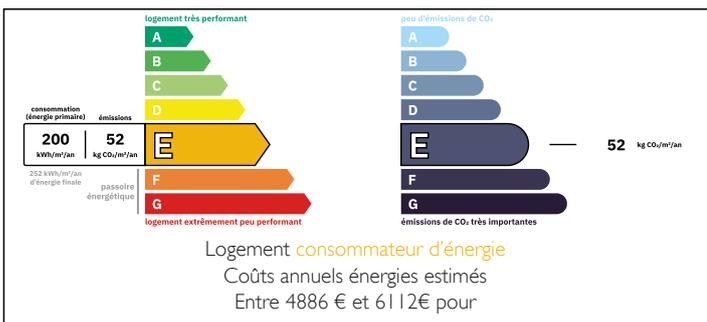
Nestled in a lush and peaceful setting, this magnificent 207 sq m villa will charm you with its generous proportions, functional layout, and high-quality features.

The beautifully landscaped grounds, perfectly maintained and facing southwest, offer an idyllic setting with a swimming pool surrounded by sunbathing areas, a pool house equipped for summer lunches, shaded relaxation areas, and unobstructed views of the surrounding hills.

A verdant oasis of 1,720 sq m.

Located just 25 minutes from Cannes, this villa benefits from quick access to the region's renowned international schools, the Valmasque Natural Park for nature lovers, and the picturesque village of Mougins, accessible in 30 minutes via forest trails.

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

The property, in immaculate condition and mostly on one level, opens onto a spacious, light-filled living room with a beautiful fireplace. The fully equipped open-plan kitchen invites you to share convivial moments.

The main sleeping area comprises three suites, each with its own bathroom, complemented by a functional office and a convenient laundry room. An independent studio with a kitchenette and bathroom, ideal for hosting family or friends, is located beneath the terrace.

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

LOCAL TAXES

Taxe foncière: 3112 EUR

Taxe habitation: EUR

NOTES