

## Elegant Family Home with Pool & Spa in Mougins, French Riviera Lifestyle



## INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	350 m <sup>2</sup>

## IN BRIEF

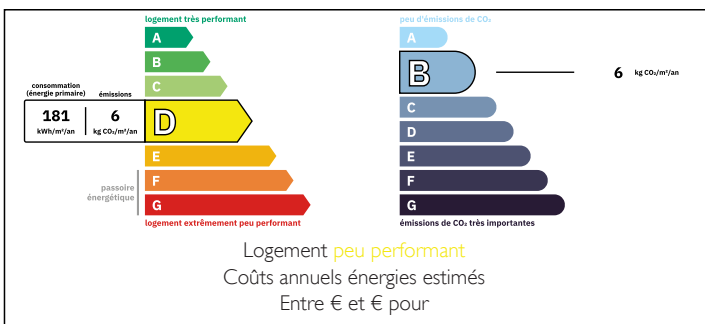
Discover this beautiful family home for sale in Mougins, located in a quiet and highly sought-after residential area, only 100 meters from local schools. Offering approximately 115 sqm of living space, this bright and move-in-ready property combines comfort, elegance, and the relaxed French Riviera lifestyle.

The house features a spacious living room with open-plan kitchen, a home office, 3 bedrooms including a master suite, 2 bathrooms, garage, air conditioning, pellet stove, and double glazing for year-round comfort.

Outside, enjoy a charming 350 sqm garden with sunny terrace, above-ground pool, and spa, perfect for entertaining family and friends under the Côte d'Azur sun. East-facing exposure provides beautiful natural light every morning.

An ideal primary residence, holiday home, or real estate investment in Mougins. More than a property, this home offers a fresh start and a new way of life

## 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

Elegant Family Home with Pool & Spa in Mougins, French Riviera Lifestyle Near Cannes

Located in one of the most sought-after areas of Mougins, this charming family home offers the perfect combination of comfort, elegance, and authentic French Riviera lifestyle. Nestled in a peaceful green environment, just 15 minutes from Cannes city center and approximately 25 minutes from Nice International Airport, the property enjoys an ideal location close to beaches, international schools, golf courses, and all amenities.

Mougins is internationally renowned for its beautiful hilltop village, art galleries, fine dining restaurants, luxury real estate, and stunning panoramic views over the Mediterranean landscape. A true Provençal gem, the village attracts international buyers looking for sunshine, serenity, and a refined lifestyle on the Côte d'Azur.

Offering approximately 115 sqm of living space, this bright and move-in-ready home features a spacious open-plan living room with modern kitchen, a home office ideal for remote work, 3 bedrooms including a master suite, 2 bathrooms, garage, air conditioning, pellet stove, and double glazing for year-round comfort.

Outside, the landscaped 350 sqm garden invites you to fully enjoy outdoor living with a sunny terrace, above-ground pool, spa, and relaxing spaces perfect for entertaining family and friends under the Riviera sun. East-facing exposure provides beautiful natural light from the morning onwards.

Ideal as a primary residence, holiday home, or real estate investment on the French Riviera, this property offers more than a house — it offers a new lifestyle surrounded by nature, culture, gastronomy, and Mediterranean elegance.

## LOCAL TAXES

**Taxe foncière: 1304 EUR**

## NOTES