

## Price on request

### Buying villa

7 rooms

Surface : 210 m²

Surface of the land : 2122 m²

Year of construction : 1978

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Couverture : tiles

### Features :

pool, Cheminée, Bedroom on ground floor, double glazing, Arrosage automatique, Adoucisseur d'eau, Panneaux solaires, calm

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

02/11/2025 - Prix T.T.C



## Villa 2774 Mougins

CO-EXCLUSIVITY – On the outskirts of Mougins Just minutes from shops and main roads, discover this beautiful detached villa of 210 m² (7 rooms), set on a flat plot of 2,122 m², enhanced by a landscaped garden with rare species and a 9 x 4 m saltwater pool. This property perfectly blends Provençal authenticity with high-quality contemporary features. It offers: an elegant entrance adorned with Egyptian stone, a spacious dining room and a bright living room with a fireplace, a superb fully equipped kitchen opening onto a large south-facing terrace, three ground-floor bedrooms, a shower room, and toilets; Upstairs: two en-suite bedrooms with walk-in closets, a versatile room (bedroom or lounge), and a terrace boasting panoramic views of the surrounding hills. Extras: Garden enhanced with rare ornamental trees, perfect for enjoying shade and tranquility; a tiled garage with a charging station; several parking spaces; a self-sufficient villa thanks to solar panels and a private well connected to an automated irrigation system (wifi) A peaceful sanctuary where elegance, modern comfort, and Provençal charm come together flawlessly... Don't miss this opportunity—schedule your visit today! Contact us now to discover this exceptional property.

