



## Price on request

**Buying villa**

**8 rooms**

**Surface : 150 m²**

**Surface of the land : 1675 m²**

**Year of construction : 1984**

**Exposition : Sud est**

**View : Jardin**

### Features :

pool, Jacuzzi, Cheminée, Bedroom on ground floor, double glazing, Arrosage automatique, Laundry room, Automatic gate, air conditioning

5 bedroom

1 terrace

1 bathroom

3 showers

3 WC

1 garage

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

14/08/2025 - Prix T.T.C

## Villa 2770 Mouans-Sartoux

**CHARMING VILLA IN A SECURED ESTATE – MOUANS-SARTOUX LE PLAN SARRAIN** Located in a secured residential estate comprising only 8 villas, this approximately 150 m² property impresses with its high-quality features, privacy, and comfortable living. Outside, enjoy an exceptional pool area: a 12x5 m chlorine mosaic pool, jacuzzi, stone pool deck, and a southeast-facing position offering stunning views over the landscaped garden and pool. Automatic gate, recent exterior renovation, automatic irrigation fed by a well, double-glazed aluminum shutters and frames. The villa is arranged over two levels: - Main level: Entrance with closet, cozy living room with open fireplace, fully equipped Provençal kitchen with dining area opening onto a covered terrace with a bioclimatic pergola, bedroom with shower room/WC featuring double sinks and music system, guest WC, laundry corner, air-conditioned attic bedroom with shower room; - Upstairs: a spacious master suite opening onto a terrace with bathroom + shower, wall-mounted WC, marble effect. Additional benefits: 65 m² garage converted into 3 rooms, a gym with sauna and shower room, a separate 2-room chalet ideal for guests or rental; reversible air conditioning & heat pump. Very low maintenance fees. Public sewer system and accessible crawl space. This villa combines tranquility, comfort, and premium features in a highly sought-after area, just minutes from Mougins, Cannes, Valbonne, and Sophia Antipolis. A must-see!

**Fees and charges :**  
Annual current expenses 150 €  
Well condominium  
8 lots in the condominium