

1 690 000 €

**Contact agency**

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**For sale villa**

**5 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 2317 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

POOL, pool house, Automation, Bedroom on ground floor, double glazing, Laundry room

4 bedroom

1 terrace

2 bathrooms

1 shower

2 WC

**Energy class (dpe) : C**

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

Document non contractuel



**Villa 2725 Mougins**

Mougins in a residential area, recently renovated with high-end services, beautiful villa of 174 m<sup>2</sup> + 100 m<sup>2</sup> for annexes (studio possibility) and 3-car garage, on land of 1300 m<sup>2</sup> with swimming pool. The villa has large volumes, living and dining room, a contemporary kitchen with adjoining laundry room. The garden level also has 2 bedrooms, a dressing room/office area and a shower room. Upstairs 2 master bedrooms each with their own bathroom and dressing room. The house is equipped with home automation. The town of Mougins on the Côte d'Azur has always attracted a number of artists and celebrities from around the world such as Pablo Picasso, Jean Cocteau, Man Ray, Edith Piaf, Paul Eluard, Christian Dior, and Jacques Brel. Located between Cannes and Grasse, this small town has become one of the most attractive in the region and is today greatly sought after and demanded by investors. Known as the garden city, but also as the Capital of gastronomy and the arts of living, Mougins offers a privileged setting, an incomparable style and quality of life but also represents, in view of the international economic situation, a real investment safe... Recognized as a prestigious golf destination, Mougins has today become an unmissable destination. The 1300 m<sup>2</sup> plot is nicely planted with fruit and olive trees, around a beautiful heated swimming pool and a pool house with shower and fitted kitchen.

Real opportunity to seize

