

1 990 000 €

**Contact agency**

**Azur Contact Immobilier**

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**For sale villa**

**7 rooms**

**Surface : 270 m²**

**Surface of the living : 95 m²**

**Surface of the land : 2525 m²**

**Year of construction : 2004**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

2 bathrooms

3 WC

2 garage

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

27/09/2024 - Prix T.T.C



**Villa 2405 Mougins**

Located on the MOUGINS - LE CANNET border, near the hamlet of Guillet. Beautiful villa built in 2003 composed of 5 main rooms. It has a large living room - dining room with an area of 90m2 facing south, fitted and equipped kitchen, 2 bedrooms on one level, large bathroom with bathtub and shower; Upstairs, 2 bedrooms, a bathroom. Direct access to a large garage for 2 cars, finished basement of approx. 60m2, beautiful wine cellar of 30m2. The villa is decorated with an authentic independent Mazet serving as a guest bedroom. The services are quality, equipped with photovoltaic solar panels to reduce cost and energy consumption. The villa is located on landscaped grounds of 2555m2 composed of large terraces nicely planted with trees, large free-form salt swimming pool of 70m2. The whole offers maximum sunshine and a pleasant unobstructed view of a residential and green environment. Privileged and quiet location, close to the entrance to the A8 motorway, 25 minutes from Nice Côte d'Azur airport. Fees and charges :

1 990 000 € agency fees 4,76% à the responsibility of the buyer included

