



## LUXURY BY BLUE

INTERNATIONAL REALTY

Charming stone property for sale with uninterrupted views and swimming pool, close to Mougins and the Saint-Donat golf course



Grasse - 1 495 000 €

Ref. 7159673

Co-exclusivity - Located on the outskirts of Mouans-Sartoux, just a few minutes from Mougins and opposite the prestigious Saint-Donat golf course, this magnificent stone property with character will win you over with its authenticity, absolute peace and quiet and lush surroundings with open views over the hills.

The main villa (approx. 120 m<sup>2</sup>) comprises a bright living room with dining area opening onto a spacious terrace with uninterrupted views over the hills, a fully-equipped open-plan kitchen with quality fittings, a large bedroom with built-in wardrobes leading to a shower room with toilet, a guest toilet and a large cellar in the basement.

Upstairs is a study with a private terrace and a second spacious bedroom with en suite shower room and WC.

The adjoining house of around 70m<sup>2</sup> offers a convivial living room with open-plan fitted kitchen, two bedrooms, each with its own shower room and toilet, and a covered terrace ideal for outdoor dining.

The two buildings can easily be combined to create a single dwelling of around 190 m<sup>2</sup>.

The flat grounds of approx. 3770 m<sup>2</sup> offer absolute peace and quiet and include a 3.70 x 10 metre swimming pool, a pool house, a separate workshop of approx. 35m<sup>2</sup>, a double carport



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and plenty of parking space.

Close to shops, schools, main roads and Mougins town centre.

This rare property in the area combines old-world charm with an ideal location in the heart of a green setting. Ideal for a primary or secondary residence or a multi-generational family project.

Living area : 190 m<sup>2</sup>

Bedrooms : 5

Exposition : South-west

Rooms : 8

✓Cave

✓Swimming pool

Property tax : 2 700 €

Fees payable by vendor



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