

# B

## LUXURY BY BLUE

INTERNATIONAL REALTY

Splendid villa for sale at walking distance from the old village of Mougins



Mougins - 4 680 000 €

Ref. 82654651

Discover this stunning property ideally located just a few steps from the charming old town of Mougins. Set in a magnificent landscaped plot of 1 HA , this property comprises a main villa a caretaker villa and a pool house.

The villa has a surface area of around 450m<sup>2</sup> and offers two suites with bathrooms and dressing rooms on the first floor. On the ground floor there is a studio, a fully equipped kitchen with dining area, an elegant dining room, a pool table room, a spacious lounge and a functional office.

The pool house is approximately 38m<sup>2</sup> and comprises a comfortable lounge, dining room, bedroom and bathroom. There is also a pleasant terrace and barbecue for relaxing in the open air.

In addition, planning permission has been granted to extend the first floor of the villa and add two suites with en suite bathrooms, as well as an enclosed garage on the ground floor and an extension to the studio apartment. It is also possible to divide the land.

Don't miss out on this unique opportunity and arrange a viewing now! This exceptional property is waiting for you.

Living area : 450 m<sup>2</sup>

Bedrooms : 0

Surface area of land : 10000.00 m<sup>2</sup>

Exposition : South, South-west Rooms : 6



# LUXURY BY BLUE

INTERNATIONAL REALTY

✓Swimming pool

Property tax : 8 428 €

Fees payable by vendor





# LUXURY BY BLUE

INTERNATIONAL REALTY

