



## LUXURY BY BLUE

INTERNATIONAL REALTY

Family villa for sale in Mouans-Sartoux



**Mouans-Sartoux - 1 999 000 €**

Ref. 83215077

A magnificent 270 m<sup>2</sup> neo-Provençal-style villa bathed in natural light, ideally located close to the charming villages of Mouans-Sartoux and Mougins, international schools, popular golf courses and local amenities.

On the ground floor, this south-facing residence offers a spacious entrance hall, an elegant living room with an open-plan fitted and equipped kitchen, as well as a master suite with en suite bathroom and dressing room. The property opens onto a vast terrace and 3088 m<sup>2</sup> of landscaped gardens, with a superb swimming pool and fully-equipped summer kitchen.

Upstairs, there are two large bedrooms with built-in wardrobes and a modern shower room. There is also a basement with a spacious billiards room, a wine cellar and an authentic bar, providing an exceptional space in which to relax.

In addition, adjoining the main residence is a fully-equipped 40 m<sup>2</sup> studio with its own terrace and private garden, as well as independent access. Parking is provided by several outdoor spaces and three huge garages with space for 5 or 6 vehicles.



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In addition, building permission has been obtained for an extension to the property, opening up the possibility of further extensions. This property is the ideal option for a family looking for an exceptional living environment.

Living area : 270 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 3088.00 m<sup>2</sup>

Exposition : South

Rooms : 6

✓Swimming pool

Fees payable by vendor

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