



## LUXURY BY BLUE

INTERNATIONAL REALTY

Beautiful house for sale in Mougins



Mougins - 895 000 €

Ref. 85715300

Discover without further delay this charming family house of 238m<sup>2</sup>, built in 1985 in a peaceful area surrounded by greenery and only 10 minutes away from the beaches and the sea. Equipped with a secure salt water swimming pool, this property is in excellent condition and is set in 1522m<sup>2</sup> of land.

The ground floor has two bedrooms with private bathrooms, a gym, an office, a storeroom and a large garage which can easily be converted into an independent flat or a professional space thanks to a separate entrance.

On the ground floor, a beautiful entrance hall leads to a living room with a fireplace, a new fully equipped kitchen with dining area, a large dining room opening onto a terrace with garden and pool, a master bedroom with a dressing room, a private bathroom and a separate toilet.

The upper floor has three bedrooms and a shower room with WC.  
The basement of the property has a cellar and an attic of approximately 45m<sup>2</sup>.

The major assets of this house include its quiet environment, its excellent exposure, its numerous parking spaces, its new kitchen, its numerous storage spaces, its automatic gate, its reversible air-conditioning, its fibre optics, a bus stop nearby, and the possibility of a space for a liberal profession or an independent flat.

Living area : 238.07 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 1522.00 m<sup>2</sup>



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Exposition : South

Rooms : 9

✓Cave

✓Swimming pool

Property tax : 1 543 €

Fees payable by vendor



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