



# LUXURY BY BLUE

INTERNATIONAL REALTY

Contemporary villa for sale in co-exclusivity, with swimming pool near the village of Mougins

Mougins - 2 290 000 €

Ref. 7442968

Contemporary villa for sale, located close to the historic old village of Mougins.

This vast contemporary residence of around 275m<sup>2</sup> is set in grounds of around 1171m<sup>2</sup> with a beautiful heated swimming pool, a double garage and plenty of parking spaces.

On the ground floor, the house comprises a large, bright reception room with gas fireplace, a dining room and a lovely open-plan kitchen with easy access to the terraces, pool and summer kitchen.

On the first floor, you will enjoy a magnificent, light-filled master suite of around 40m<sup>2</sup> with its own private terrace overlooking the hills, a dressing room, a bathroom with walk-in shower and a lovely bathtub.

The garden level offers a suite and two bedrooms sharing a shower room, with direct access to the garden.

Half a floor below is a vast room of around 85m<sup>2</sup> with its own entrance, which could be used as a spa, studio or office for a self-employed professional.

This luxurious property is ideally located just 10 minutes from Cannes, with its beautiful beaches, restaurants, bars and luxury boutiques.

Living area : 275 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 1171.00 m<sup>2</sup>

Exposition : South

Rooms : 6

✓Swimming pool

Property tax : 3 300 €

Fees payable by vendor



LUXURY BY BLUE  
INTERNATIONAL REALTY