



# LUXURY BY BLUE

INTERNATIONAL REALTY

Villa for sale with magnificent panorama of the sea and mountains in Mougins

Mougins - 1 575 000 €

Ref. 82251240

Come and discover this delightful residence which enjoys a breathtaking view of the sea and a sunny exposure from sunrise to sunset. The house, with an area of approximately 259m<sup>2</sup>, is built on a plot of 890m<sup>2</sup>. As soon as you cross the threshold, you will be greeted by a large double living room bathed in light, thanks to large openings opening onto the terrace. You will also find an independent kitchen and a master suite with a bathtub, a shower and a toilet. All these rooms offer sea views and access to the terrace and swimming pool.

On the first floor, you will discover three bedrooms offering a view of the sea, two of which have terraces, as well as two bathrooms with toilets. Upon arrival on the property, you can park your vehicles in a double garage equipped with a power supply. You will also have access to a games/cinema room, a laundry room, a wine cellar and generous storage space.

This house is decorated with numerous services such as a swimming pool, an underfloor heating system on both levels powered by an oil boiler, double glazing, an alarm system, centralized electric roller shutters, a facade renovated in 2019, a concrete roof, the possibility of parking several vehicles, a connection to mains drainage, as well as a pétanque court.

Living area : 259 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 890.00 m<sup>2</sup>

Exposition : South

Rooms : 8

✓Swimming pool   ✓Sea view   ✓Terrace

Property tax : 2 126 €

Fees payable by vendor



LUXURY BY BLUE  
INTERNATIONAL REALTY