



# LUXURY BY BLUE

INTERNATIONAL REALTY

Architect-designed Villa overlooking Castellaras



Mouans-Sartoux - 3 990 000 €

Ref. 82791380

Superb architect-designed villa in the heart of nature near the villages of Mougins and Mouans-Sartoux.

Ideally located near the renowned and picturesque villages of Mougins and Mouans-Sartoux, this superb property will appeal to nature lovers with its hectare of beautifully landscaped grounds.

The property comprises a 540 m<sup>2</sup> architect-designed house, a separate one-bedroom flat and a double garage.

On the ground floor, the living room has a large reception room, a dining room and a fully equipped kitchen, all of which open onto the garden and pool through large glass doors and enjoy uninterrupted views of the Mediterranean garden. The pool, pool house, jacuzzi and numerous terraces are perfect for entertaining.

The first floor has four bedrooms, each with its own bathroom and views of the hills and nearby hilltop towns.

The garden level includes a second living room, kitchen and three further en-suite bedrooms, including a master suite which benefits from a private dressing room. This lower level has its own terrace and access to the pool from the garden. There is also a discreet one-bedroom flat



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that can accommodate guests or telecommuters.

A double garage and numerous outdoor parking spaces complete the property.

Its atypical charm and privileged location give this property undeniable value on the Mougins and Mouans-Sartoux market.

Living area : 540 m<sup>2</sup>

Bedrooms : 8

Exposition : East, North, South

Rooms : 10

✓Swimming pool

Fees payable by vendor



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