



## LUXURY BY BLUE

INTERNATIONAL REALTY

For sale in Mougins, charming villa with golf views in a secured domain



Mougins - 595 000 €

Ref. 83120277

Located in the heart of the renowned gated domain, this charming townhouse for sale in Mougins boasts exceptional views over the golf course.

This charming residence, which is ideally orientated, south, is built around a spacious double living room/dining room that opens directly onto a large terrace, partly sheltered to make the most of the winter sun. A separate, fully-equipped separate kitchen and guest WC and access to a separate ground floor suite with shower and WC open to the interior courtyard ideal for guests. Upstairs, two bedrooms including a guest bedroom with shower room and wc accessible from the hallway and the master bedroom, which has its own en-suite bathroom and leads out to a private terrace to take in the gorgeous views of the green.

Amenities are extensive, including private parking in the front of the villa, The soothing surroundings, with panoramic views over the golf course bordered by elegant pine trees, create an atmosphere of harmony and total calm and privacy.

With year-round caretaker and a beautiful swimming pool on the estate, not to mention the inclusion of a membership of the prestigious Royal Golf Club and low domaine charges this property combines great advantages. Whether as a permanent residence or an occasional getaway, this villa is the ideal choice.



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Living area : 84.57 m<sup>2</sup>

Bedrooms : 3

Exposition : South

Rooms : 3

✓Terrace

Property tax : 1 185 €

Fees payable by vendor

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