



# LUXURY BY BLUE

INTERNATIONAL REALTY

Magnificent contemporary villa of 500m<sup>2</sup> for sale at the Royal Golf of Mougins



Mougins - 6 350 000 €

Ref. 83359659

This prestigious and fully renovated property is nestled in a secure gated domain within the Royal Mougins Golf Club, on a 2000 m<sup>2</sup> plot with stunning views of the golf course. With its own access to Tee 1, this 500 m<sup>2</sup> property on two levels offers a luxurious lifestyle in an idyllic setting.

The house has a large entrance hall, living room with fireplace, dining room, high-tech kitchen, office area, master bedroom with dressing room and bathroom, as well as four additional bedrooms with shower rooms and large terraces with panoramic views of the golf course. The house also has a billiard room, a fitness room, a cellar, a caretaker's flat and a garage for three cars for relaxation and leisure. The pool house includes a summer kitchen, sauna and shower, as well as a beautiful heated pool that can be used all year round.

The garden is a real asset, with a luxury synthetic lawn (Royal Grass, produced in the Netherlands) and an automatic watering system offering a pleasant outdoor space to relax. The pool has azure glass mosaic walls, seven LED lights and an electrically driven transparent pool cover. It also has an automated cleaning system and is designed for a maximum temperature of 30°C all year round.

In terms of security, the house is equipped with a two-stage alarm system with noise and fire sensors for the safety of the occupants. Air conditioning is available throughout the house to



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ensure the comfort of the residents, while solar panels and two heat pumps with solar storage are used to ensure efficient energy use.

Finally, this prestigious property is fully furnished with high quality furniture from brands such as Valcucine, Giorgetti, Minotti, Panconesi, Oasis and Longy. Silvelox entrance and garage doors offer additional security and durability. This property is a gem in an exceptional living environment, offering a luxurious and peaceful quality of life on the French Riviera.

Living area : 500 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 1983.00 m<sup>2</sup>

Exposition : South-west

Rooms : 10

✓Swimming pool

Fees payable by vendor

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