



## LUXURY BY BLUE

INTERNATIONAL REALTY

For sale in Mougins, superb family home in a quiet location



Mougins - 1 495 000 €

Ref. 84053151

In Mougins, in a peaceful residential area, discover this superb renovated villa offering an exceptional living environment, ideally optimised for your comfort.

With a generous living area of around 192 m<sup>2</sup>, set in south-facing landscaped grounds of around 1541 m<sup>2</sup>, this property features a carport for two cars, a cellar and a utility room.

The ground floor comprises an entrance hall leading to a semi-open-plan kitchen, a dining room and a lounge with an insert fireplace opening on to a charming terrace. A guest toilet, three en suite bedrooms offering comfortable private spaces, and a study add a functional touch to this level.

Upstairs, a bedroom with en suite shower room and dressing room opens onto a roof terrace offering panoramic views of the surrounding area.

This property harmoniously combines the tranquillity of a residential area with the modernity of a renovated villa, creating an ideal place to live.

Living area : 192 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 1541.00 m<sup>2</sup>

Exposition : South

Rooms : 6



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✓Cave

✓Swimming pool

Fees payable by vendor



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