



LUXURY BY BLUE

INTERNATIONAL REALTY

EXCEPTIONAL PROPERTY – THE PERFECT BLEND OF LUXURY AND AUTHENTICITY



Mouans-Sartoux - 5 500 000 €

Ref. 85609182

Sole agent - Exceptional Property

Ideally located near the charming village of Mouans-Sartoux, Valbonne, Cannes, and just 25 minutes from Nice International Airport, this sumptuous estate spans a private domain of 3.5 hectares. Magnificently adorned with a superb olive grove stretching as far as the eye can see, it offers breathtaking views and an exceptionally elegant living environment.

From the moment you arrive, a majestic paved driveway, lined with Mediterranean essences, leads to this exceptional residence where luxury and authenticity blend seamlessly in every detail.

A PRESTIGIOUS 435 M² ESTATE

The property has been meticulously renovated to the highest standards, using noble materials and cutting-edge technologies to ensure absolute comfort and top-tier amenities:

A prestigious main villa featuring 5 bedrooms, including 4 ground-floor suites with en-suite bathrooms, designed to provide a perfect balance between generous spaces and seamless accessibility.



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The villa also includes a vast, light-filled living room, a high-end kitchen with blue granite countertops, and a custom-designed laundry room with ample storage.

An elegant independent guest house, perfect for hosting visitors or accommodating staff, comprising 2 bedrooms, a living room, a fully equipped kitchen, and a bathroom.

EXCEPTIONAL FINISHES

This residence has undergone a total renovation, combining modernity, comfort, and refinement, with first-class features:

Ultra-discreet ducted air conditioning, ensuring perfect thermal comfort year-round.

Fully integrated home automation system for intuitive control of lighting, blinds, and temperature.

Optimal thermal and acoustic insulation, featuring high-end windows with integrated mosquito screens and custom-made aluminum shutters.

Integrated audio system, providing an immersive sound experience throughout the house.

Enhanced security, with a state-of-the-art video surveillance system and a connected intercom.

A BREATHTAKING EXTERIOR

The outdoor spaces have been designed to enhance the Provençal art of living, with a refined landscaped garden, accentuated by stunning dry-stone walls and lush Mediterranean vegetation.

An infinity pool with a jacuzzi, offering spectacular views of the surrounding nature.

Expansive natural stone terraces, ideal for entertaining or relaxing.

A well with a natural water source, ensuring a valuable supply for the estate's maintenance.

A vegetable garden, allowing for the cultivation of fresh produce in the heart of the property.

A private pétanque court, to enjoy the Provençal lifestyle in an enchanting setting.

Two garages, including a double garage, along with ample parking space for multiple vehicles.

A prime location within a coveted golfing destination, surrounded by some of the most prestigious courses in the region.

A unique and exclusive property where prestige, absolute comfort, and tranquility come together in perfect harmony, set in one of the most sought-after areas of the French Riviera.

Contact us for a private and exclusive viewing.

Living area : 390 m²

Bedrooms : 7

Exposition : South

Rooms : 12



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✓Swimming pool ✓Sea view

Fees payable by vendor

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