



MOUGINS  
MOUGINS - PRESTIGIOUS SECURED DOMAIN

## Mougins - prestigious secured domain

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In a prestigious and secure neighborhood, offering absolute tranquility, stands a sumptuous Couelle-style villa of approximately 500 m<sup>2</sup>. This residence features a remarkable 240 m<sup>2</sup> reception area with a fireplace, as well as a spacious, fully-equipped open-plan kitchen with both indoor and outdoor dining areas.

The garden level offers two en-suite bedrooms and an office, while the upper floor includes two more en-suite bedrooms, one of which is a 45 m<sup>2</sup> master suite. A service bedroom completes the main living area. The villa also boasts a gym, a cinema room, a game room, and a sauna, providing unparalleled comfort and leisure.

A caretaker's house, comprising a living room with a kitchen, a bedroom, a shower room, and a private terrace, perfects this exceptional property. The entire estate is set in a beautiful landscaped park of 3,210 m<sup>2</sup>, dotted with palm trees. A large freeform pool, shielded from view and facing south, along with a double garage, completes this unique property.

### PROPERTY ESSENTIALS

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CITY : **Mougins**

PRICE : **4,380,000 €**

TYPE : **House**

FEES : **4,800 €/yearly**

AREA : **466 m<sup>2</sup>**

GES : **D (49)**

PLOT OF LAND AREA : **3210 m<sup>2</sup>**

DPE : **D (173)**

VIEW : **Unobstructed, Garden**

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Reference : **V1348MGS**

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Honoraires à charge vendeur - Montant moyen de la quote-part de charges courantes 4,800 €/yearly

























