



## Nestled in the heart of the Mougins village

For sale

Sole agent

1 990 000 €

Product type <b>House</b>	Num rooms <b>+5 rooms</b>	City <b>Mougins</b>	Country <b>France</b>
Living area <b>150 m<sup>2</sup></b>	Land area <b>472 m<sup>2</sup></b>	Garden area <b>472 m<sup>2</sup></b>	Bedrooms <b>3</b>
Bathrooms <b>2</b>	Parking <b>1</b>	Cellars <b>2</b>	Exposure <b>South</b>
Ref. <b>3580</b>			

JOIN-SOLE AGENT. Located in the old Mougins village, this delightful house perfectly combines authentic charm with modern comfort. Set at the corner of a quiet cul-de-sac, it enjoys an exceptional and peaceful environment while being just steps away from shops and restaurants.

The property offers two (potentially three) main bedrooms and an independent studio, ideal for welcoming family and guests. Its beautifully landscaped private garden provides a true haven of peace, featuring a summer lounge and dining area, barbecue perfect for relaxing all year round.

Bathed in natural light thanks to its ideal exposure, the villa captivates with its warm and private atmosphere. A parking space with elevator access reserved for residents, as well as the possibility to park directly in front of the house, add to the appeal of this rare property.

An exceptional opportunity, just 20 minutes from the airport, 15 minutes from La Croisette, private beaches, and Mougins' renowned restaurants. A true coup de cœur for those who love charm, comfort, and tranquility.







