



## Outstanding Property in a Private Gated Estate in Mougins

For sale

Sole agent

5 995 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>+5 rooms</b>	<i>City</i> <b>Mougins</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>350 m<sup>2</sup></b>	<i>Land area</i> <b>5 045 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>2</b>	<i>Furnished</i> <b>Yes</b>	<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>3808</b>

SOLE-AGENT. Located within one of the most exclusive private estates in Mougins, this exceptional property enjoys a privileged setting, completely private and nestled in a peaceful environment.

Fully restored with high-quality finishes, the main building and its outbuildings offer a lifestyle that perfectly combines elegance, comfort, and serenity.

The property extends over a magnificent landscaped park of approximately 5,000 sqm, planted with numerous Mediterranean species, and enjoys beautiful open views over the surrounding hills, the village of Mougins, and the bell tower of the Chapelle Notre-Dame-de-Vie.

At the heart of the garden, you will find a large heated swimming pool, a pétanque court, a fully equipped summer kitchen, as well as several spacious terraces, inviting you to fully embrace the Mediterranean outdoor lifestyle.

The main villa features four bedrooms, including a magnificent master suite, along with a generous reception area comprising a living room with fireplace, dining room, and a fully equipped kitchen with wine cellar, all opening widely onto the garden and terraces.



The property also includes two independent outbuildings, offering a fitness area as well as a self-contained one-bedroom apartment, extended by a veranda that can be used as an office or artist's studio.

A large parking area with electric vehicle charging stations, as well as a crawl space, further enhance the amenities of this property.

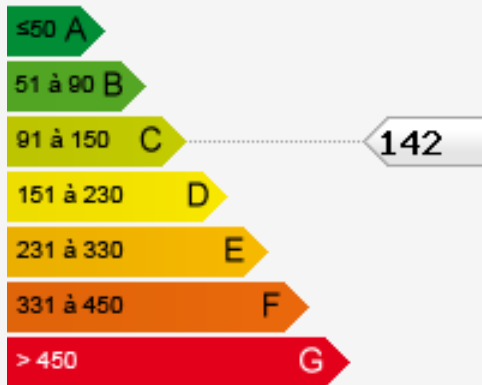
Finally, an approved building permit, free of any third-party appeal, provides a rare opportunity for expansion, including the construction of a four-car garage, the creation of a spa area, and the addition of a beautiful extra master suite.







Consommations énergétiques



Émissions de gaz à effet de serre

