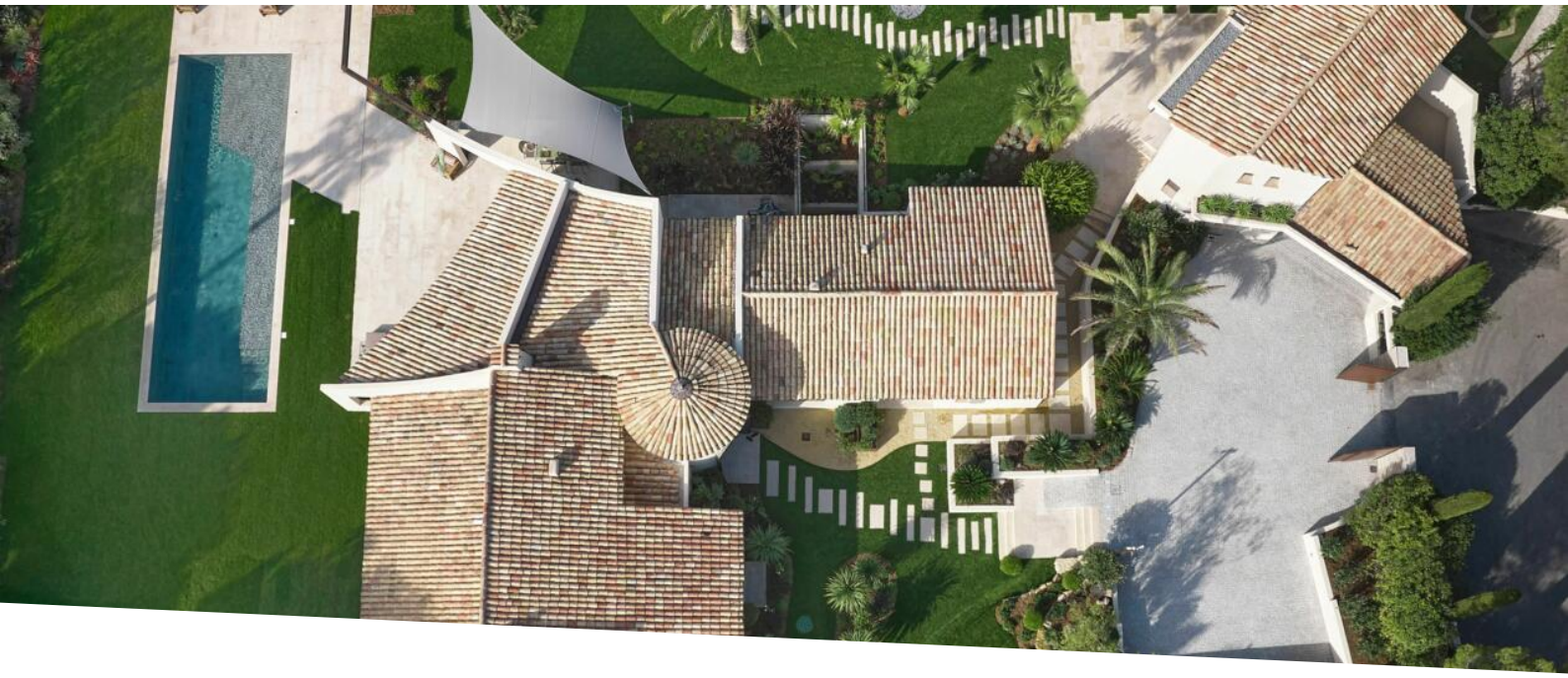
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MOUGINS / MAGNIFICENT PROPERTY / SWIMMING POOL AND TENNIS COURT

For sale | Co-exclusive | 6 600 000 €

Product type **Villa**	*Num rooms* **6**	*City* **Mougins**	*Country* **France**
Living area **490 m²**	*Garden area* **3 500 m²**	*Bedrooms* **5**	*Condition* **New**
Ref. **VillaMou**			

Sole agent - Amazing villa located on the very top row in a highly residential and prestigious domaine is situated on the heights of a West-facing slope. The domaine is seriously fully fenced and security is ensured by a guard couple who live on-site at the gate house. The property has just been uncompromisingly fully refurbished by a well-known interior designer, is in new condition throughout, and comes with full planning and all decennial guarantees.

The property offers approximately a total of 490 sqm. of luxurious living space, is set in approximately 3,500 sqm. of beautifully manucured gardens and approximately 300 sqm. of terraces.

The villas faces primarily West (glorious sunsets), however really offers all aspects being on the heights and having mega picture frame windows everywhere. There is truly an incredible indoor-outdoor effect, great transparency throughout, the interiors are always light-flooded, and there is everywhere a long-ranging perspective on the beautiful gardens.

The villa is built primarily on one level, all rooms open generously onto the sprawling terraces and are all level

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with the garden. There are two villas on the property:

- Main villa: A large and formal entrance hall, a guest cloakroom, a truly sprawling reception area with high ceilings and mega !! openings everywhere, opening generously onto the surrounding terraces and gardens. This area comprises a vast living area with an open fireplace, perfect for entertaining on a large scale, an open dining area, and an open designer kitchen. All spaces inter-flow into one area of truly exceptional proportions.

Also on this level are three luxurious double bedrooms, all with solid oak parquet, en-suite designer bathrooms with solid stone fittings and private terraces. Also on this level is the private master suite with an incredibly luxurious and spacious bathroom, with his and hers custom-made, fitted dressing rooms and a secluded terrace.

Also on this level a separate entrance leads to one bedroom with an en-suite shower room and a very big, professional laundry and butler’s pantry. This area is well separated from the main private areas.

Lower level: a snug sitting room, a discreet loo, another cosy room (possibly billiard room), and a serious custom-made wine cellar. Separate annex: Offers a private apartment with mega picture frame windows. This apartment or office is very private, with a separate entrance, shower, loo, and offering the possibility to have installed a kitchen.

On the lower level of this annex we find a sauna, a fitness room, shower and loo.



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