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## Luxury Villa With Sea View And Privacy - Mougins

Mougins , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



€3,250,000

inc. of agency fees

6 Beds      280 sqm      0.3 ha

Located in a quiet and privileged setting at the end of a private road, this bright 280 m<sup>2</sup> villa offers spectacular views of...

### At a Glance

Reference	MFH-PROHWCN85636537	Near to	Mougins	Price	€3,250,000
Bed	6	Pool	Yes	Hab.Space	280 sqm
Land	0.3 ha			Land Tax	N/A

### Property Description

Located in a quiet and privileged setting at the end of a private road, this bright 280 m<sup>2</sup> villa offers spectacular views of the sea, the Bay of Cannes, and the Esterel Mountains. Bathed in light thanks to its southern exposure and surrounded by lush greenery, it perfectly combines privacy, comfort, and high-end amenities.

Set on landscaped grounds of approximately 3,000 m<sup>2</sup>, the property features a heated swimming pool, a pétanque court, a ping-pong table, and several relaxation areas. A separate guest house with a bathroom completes this exceptional setting.

The main house opens onto a spacious living room with an open kitchen and dining area, extending onto a terrace offering panoramic views. On the same level, two bedrooms with direct access to the garden and a bathroom complete this primary living space. On the lower level, you'll discover three additional bedrooms, two bathrooms, a second modular living room (ideal as an office or extra bedroom), and a laundry room.

A carport and several outdoor spaces are available for parking.

Just minutes from shops, restaurants, bakeries, golf courses, and tennis courts, this villa is ideal for a large family or for entertaining in comfort in an exceptional setting.

Summary

Property type:	House
Bedrooms:	6
Price	€3,250,000

Key Information

Year Built:	1964
Internal Area:	280 sqm
Land Area:	0.3 ha
Number of Fireplaces:	1

Property Features:

- Air-conditioning

Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



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**S. and L. BROWN**



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