



MOUGINS 06250 FRANCE

**€1,160,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

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Located near international schools and the Golf country club, in a sought-after area, spacious Provencal villa filled with charm of 254 m<sup>2</sup> of living space built on a flat plot of 2,000 m<sup>2</sup> with beautiful mosaic pool, annexes and outdoor reception areas with barbecue and pizza oven. On the garden level: an entrance, a triple reception room in a row with living-dining room-billiard room, the whole overlooking the pool and terraces in a quiet and non-vis-vis, a large independent kitchen, 3 bedrooms with bathroom, a wine cellar and a laundry room. Upstairs: 2 bedrooms en suite including one master with dressing room, bathroom and shower room.

**254 m,**  
**1963 m Plot size,**  
**Swimming pool**

**€1,160,000**



In annexes: 2 garages, 2 cellars, 2 garden sheds and several parking spaces. Large volumes and a lot of charm. Agency fees are the responsibility of the seller. Coldwell Banker is the global reference network in prestigious real estate, with more than 3,000 offices in 50 countries and 100,000 employees serving a demanding international clientele.



