



MOUANS-SARTOUX 06370 FRANCE

**€570,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

MOUANS-SARTOUX 06370 FRANCE

MOUANS-SARTOUX – An exceptional opportunity just 500 meters from the heart of the village. Situated in a highly sought-after residential setting, this outstanding brand-new three-bedroom garden apartment of 80 sqm has been completed to an impeccable standard, showcasing premium materials and refined contemporary finishes throughout. The accommodation opens onto a superb living space of 31 sqm with a fully integrated open-plan kitchen, designed for both style and functionality.

**80 m**

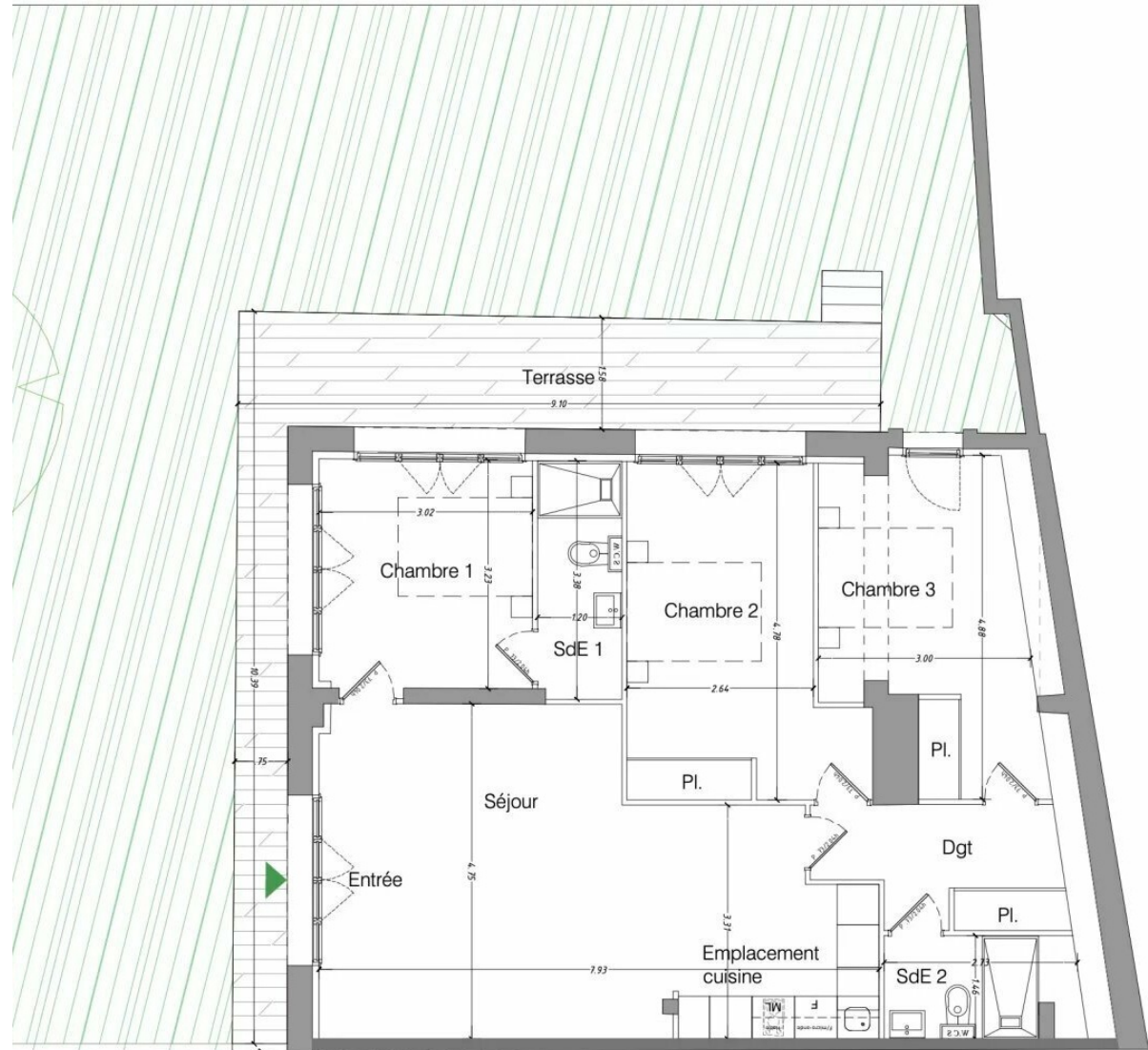
**€570,000**



Floor-to-ceiling openings lead seamlessly onto a 20 sqm terrace, extending into a remarkable private landscaped garden of approximately 578 sqm large enough to accommodate a jacuzzi or a 10 msq swimming pool without a building autorisation, as permitted by the condominium regulations. This rare and privileged outdoor setting offer a complete privacy and an exceptional lifestyle opportunity on the Côte d'Azur. The apartment further comprises three well-proportioned bedrooms with fitted wardrobes and two elegant shower rooms with WC, all finished with meticulous attention to detail. Every aspect of this property has been thoughtfully designed to optimise space, light and comfort. A private outdoor parking space completes this apartment. A genuine haven of tranquillity nestled between the Mediterranean coastline and the renowned perfume region, this property is perfectly suited as a sophisticated residence, ideal for entertaining and enjoying quality time with family. Ideally positioned within walking distance of the Château de Mouans-Sartoux and offering immediate access to Cannes, Grasse, Mougins and the Sophia Antipolis technology park, the address combines peaceful surroundings with excellent connectivity. Agency fees included, payable by the vendor



Property tax: Not known  
 Service charges: approximately € 100 per month  
 No ongoing legal proceedings  
 Number of units in the development: 12  
 Information relating to potential risks to which this property is exposed is available on the official Géorisques website.



**NOTA :**

possibilité d'apporter à ce plan les modifications dues à des impératifs d'ordre où de choix de mise en oeuvre techniques ou administratifs.  
 Les mesures sont approximatives. Les retombées soffites, faux-plafonds, canalisations et radiateurs ne sont pas toujours représentés sur ce plan.  
 Les différentes pièces intègrent les placards. L'emplacement de l'évier de cuisine sera maintenu selon le plan technique. Tolérance 5%.  
 Les variations. Les plantations sont présentées à titre décoratif et à maturité. Les teintes définitives des façades seront choisies par l'Architecte.  
 La disposition des équipements est donné à titre indicatif. Document non contractuel.

MA

Ap



- Entrée/Séjour/Cu
- Chambre 1
- Chambre 2
- Chambre 3
- SdE 1
- SdE 2
- Dgt
- Surface Habitabl
- Terrasse
- Jardin