



MOUANS-SARTOUX 06370 FRANCE

€1,150,000

150 Years
JOHN D WOOD & CO.
London, Country & International Property

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A rare find on the market: a true single-storey home, flowing seamlessly from the entrance all the way to the poolside — without a single step. Immediate, effortless living on an almost perfectly flat plot of 2,710 sqm, in a peaceful residential area yet just moments from all amenities. With a total surface area of 170 sqm (142 sqm of living space), the villa offers: 3 bedrooms, each with its own en-suite shower or bathroom A generous open-plan living and dining room flowing into a fully equipped kitchen Wide bay windows opening onto the terraces and pool A separate guest WC

**142 m,
2710 m Plot size**

€1,150,000



A vast basement with development potential, offering considerable scope for expansion (gym, wine cellar, home cinema, independent apartment...) A rare layout, designed for flow and accessibility, set on an exceptional plot allowing for future extensions. A viewing is essential to fully appreciate the unique potential of this property.



