



MOUGINS 06250 FRANCE

€4,175,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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In the heart of the most exclusive estate in Mougins, an elegant Provencal-modern villa with a superb view of the surrounding hills. Ideally positioned in the heart of the estate, the villa benefits from a magnificent landscaped garden where different living spaces have been created so that the whole of the exterior constitutes an ideal place to enjoy the mild climate of Mougins. Indeed, particular care has been taken to the pool area (15m heated infinity pool with spa and jacuzzi) as well as its pool-house with summer kitchen ideal for barbecues with family or friends.

**250 m,
2640 m Plot size,
Swimming pool**

€4,175,000



Typical of the south of France, a petanque court in the middle of some vineyards completes the Provencal charm of the villa. The living spaces are judiciously extended by covered terraces overlooking the garden and nature creating an undeniable link between the villa and its exteriors. The villa, on a human scale, benefits from the best amenities and a rare quality of finishing (reversible air conditioning, underfloor heating, home automation system, alarm and video surveillance, wine cellar, etc.). The interior layout is practically on one level and offers pleasant reception rooms, a large kitchen with wine cellar and storeroom, two en suite bedrooms and a study which can be used as a third bedroom. An outbuilding completes the property with two additional suites. Closed garage for two cars and parking space. This villa will offer its future owners an ideal living environment. Indeed, in addition to being close to Cannes and Nice airport (ideal for long weekends), you will find nearby international schools, the Cannes-Mougins golf course and the village of Mougins, a few minutes away. CPI 792818148



