



Villa

MOUGINS (06)

1 490 000 €\*  
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\* Agency fees to be paid by the seller



160 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

At the foot of the village of MOUGINS and served by a quiet path, a villa with the charm of yesteryear with today's services.

Living room with fireplace topped with a large terrace with sea view and its summer kitchen.

3 beautiful air-conditioned bedrooms with bathroom or shower room + a 4th independent air-conditioned bedroom also with its shower room.

Beautiful, harmoniously landscaped garden with a number of century-old olive trees and a large swimming pool.

- Numerous works carried out
  - Heat pump
  - Solar panel with 7Kw charging station for car and solar water heater are also freshly installed.
  - Wine cellar,
  - Fiber,
  - Laundry room, garage. Les honoraires sont à la charge du vendeur.
- Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Gil ESPECHE**

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Agent

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ANTIBES

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## LE BIEN EN IMAGES





DETAILS

GENERAL

Reference	826495
Property type	Villa
Year of construction	1960
Exposure	South
View	Vue sur Jardin, sur Mer, sur Piscine

SURFACES

Living space	160 m²
Surface Carrez Law	146.47 m²
Living room surface	36 m²
Land surface	1676 m²

COMPOSITION

Number of rooms	5
Number of bedrooms	4
Number of bathrooms	1
Toilets count	4
Washrooms	3
Balcony	1
Terrace	1

DPE/GES

DPE	113
GES	3

APPENDIX

Parking	couvert
Parking space	3
Garage	1
Cellar	1
Videophone	Oui

SERVICES

Air conditioning	Yes
Heater	solaire
Heater	pompe à chaleur
Kitchen	aménagée
Swimming-pool	Yes
Interpcom	Yes



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SAS au capital de 100.000 euros

**Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle**