

**1 250 000 €**

**Contact agency**

**Quality IMMOBLIER**

80, Chemin du Collet de St Marc

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**For sale mas**

**4 rooms**

**Surface : 130 m²**

**Surface of the living : 27 m²**

**Surface of the land : 2389 m²**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Document non contractuel

14/06/2025 - Prix T.T.C



### Mas Mouans-Sartoux

**CONFIDENTIAL SALE - MOUANS-SARTOUX /** Sought-after area porch of the Castle. Beautiful single-storey Provençal villa of around 130 m² on almost flat land of over 2,300 m². Facing south with swimming pool and outbuildings, served by a beautiful wrought iron gate and access driveway to the house, as well as tarmac parking, this villa offers: -Entrance, dining room, living room with fireplace and insert (about 27 m²), independent fitted kitchen in very good condition, hallway, independent toilets, 3 bedrooms, including a master bedroom with bath and shower, a second bathroom with bathtub. In addition, a large garage of 25 m² with automatic door, as well as an adjoining workshop of around 15 m², complete the surfaces. Heating is central with recent heat pump. The dining room is air-conditioned. 1 magnificent shaded terrace in front of the living room provides freshness for lunches for 10 or 12 people, who can also enjoy the 2nd terrace with its barbecue. The pool is free-form in excellent condition. The garden has many Mediterranean species and is very well maintained. The property is connected to mains drainage. A real treat for a family, wanting to enjoy a convenient location near the expressway and 9km from Cannes.

**Fees and charges :**

1 250 000 € fees included