

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale house**

**Year of construction :** 2000

**Exposition :** Sud

**View :** Parc

**Hot water :** Electrique

**Inner condition :** excellent

**External condition :** GOOD

**Couverture :** tiling

**Features :**

POOL, electric shutters, Automatic gate, cellar

4 bedroom

1 bathroom

3 show ers

1 garage

1 cellar

**Energy class (dpe) :** B

Document non contractuel

31/10/2025 - Prix T.T.C



### House 8994 - 1 Mougins

Mougins 06250 Alpes-Maritimes rare opportunity: stunning 6/7-room villa of approximately 500 m<sup>2</sup> living space featuring on the garden level: Magnificent entrance hall leading to a very large living room with fireplace, a fully equipped kitchen open to a spacious dining area, covered terrace including a lounge area, a bedroom with its own private section (walk-in closet and bathroom). On the upper floor: 3 bedrooms, each with their own private space. A playroom in the basement, a large office, a cellar, and a garage for at least 4 vehicles. Electric heating and air conditioning. Large landscaped park of 5500 m<sup>2</sup> with swimming pool, jacuzzi, water feature, automatic watering system. Potential to add approximately 100 m<sup>2</sup> of additional construction on the land. Excellent exposure. Absolute peace and quiet, shops within a 3-minute walk. Energy rating A €5,090,000 including fees. For information and visits: Sylvaine 06 15 19 61 17 - Agency 04 97 22 24 83 - [www.bbii.fr](http://www.bbii.fr)

**Fees and charges :**

Annual current expenses 690 €

Well condominium

44 lots in the condominium

