

## Price on request

### Contact agency

#### Agence Cannes Soleil

347 chemin de Pierrenchon

06810 Auribeau-sur-Siagne

+33 (0)6 24 77 62 39 /

sophie.benato@cannes-soleil.com

### For sale villa

7 rooms

Surface : 210 m²

Surface of the land : 2122 m²

Year of construction : 1978

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, softener, solar, CALM

5 bedroom

1 terrace

1 bathroom

2 show ers

3 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 2774 Mougins

CO-EXCLUSIVE – La Roquette-sur-Siagne near Mougins Just minutes from shops and main roads, discover this stunning detached villa of 210 m² (7 rooms), set on a flat plot of 2,122 m², enhanced by a landscaped garden with rare plant species and a 9 x 4 m saltwater pool. This property perfectly blends Provençal authenticity with high-quality modern features. It offers: an elegant entrance adorned with Egyptian stone, a spacious dining room and a bright living room with a fireplace, a superb fully equipped kitchen opening onto a large south-facing terrace, three ground-floor bedrooms, a shower room and a separate toilet; Upstairs: two en-suite bedrooms with dressing rooms, a versatile room (bedroom or lounge), and a terrace with panoramic views over the surrounding hills. Highlights: Garden with rare ornamental trees, ideal for enjoying the shade and tranquility of the setting; tiled garage with a charging station; multiple parking spaces; self-sufficient villa thanks to solar panels and a private well for an automated irrigation system (wifi) A peaceful retreat where elegance, modern comfort, and Provençal charm come together perfectly... A must-see without delay! Contact us now to discover this exceptional property.

Fees and charges :

