

1 200 000 €

Contact agency

Quality IMMOBILIER

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Professional local

Surface : 324 m²

Exposition : Sud ouest



Local 714 Mougins

Exclusive, MOUGINS LE GUILLET District / In DOMINANT Position with Sea View, The 'Prieuré' is an authentic Provençal stone villa 10 minutes from Cannes and the seaside, comprising: -On the ground floor: Covered porch, Entrance, 53 m² dining room/living room (with monumental stone fireplace and terrace with pergola), Office, Separate kitchen, hallway, Separate toilet, cupboards, 2 bedrooms, Dual access bathroom, 1 master suite with large bathroom, Bathtub, shower and double sink. -Upstairs, with direct access from outside by staircase in the tower (but connected to the living space of the house): Living room, dining room, opening onto a Tropezian terrace, separate kitchen (easily convertible to make a suite), separate toilet, one bedroom, one bathroom. - In the basement: Garage and storage spaces, Boiler room, and various storage rooms/ You will be won over by the quality of the materials and their implementation, a host of small architectural and decorative details, contribute to the timelessness of the place and the respect of Provençal traditions. The garden offers Mediterranean species: Olive trees, Citrus trees, Pepper trees, Laurels....etc Large garage and storage annexes. Technical Info: -Traditional swimming pool of 12 m x 5 m -Gas heating and hot water (tank). - A connection to the sewer system on the road will be necessary (the septic tank no longer meets standards). -

Automatic watering as well as solid wrought iron gate. -Swimming pool currently being finished, work to be completed. - Electricity and painting are recent. -Work to be planned. The Price takes into account more or less significant noise pollution depending on the time of day and the direction of the wind and the road below. This can be remedied by planning the installation of a cleverly positioned fountain. On the other hand, we benefit from easy and rapid access to major roads. It should be noted that the Villa does not have any cracks and has not moved since it was built. Information on the risks to which the property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> Living area 234.46 m² + Basement of 89.87 m², i.e. a total of 324.33 m²



Document non contractuel

02/05/2025 - Prix T.T.C