

12 900 000 €

Buying villa

9 rooms

Surface : 500 m<sup>2</sup>

Surface of the living : 150 m<sup>2</sup>

Surface of the land : 10900 m<sup>2</sup>

Exposition : Plein sud

View : Mer panoramique

Inner condition : new

External condition : Exceptionnel

Couverture : Tuiles

Features :

Piscine chauffée au sel, Pool house, Jacuzzi/sauna/hamman, Cheminées au gaz, Chambres de plain-pied, Baies à galandage, Arrosage automatique, Vidéo surveillance, Panic room, calm

6 bedroom

3 terraces

6 bathrooms

3 showers

9 WC

2 garage

12 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

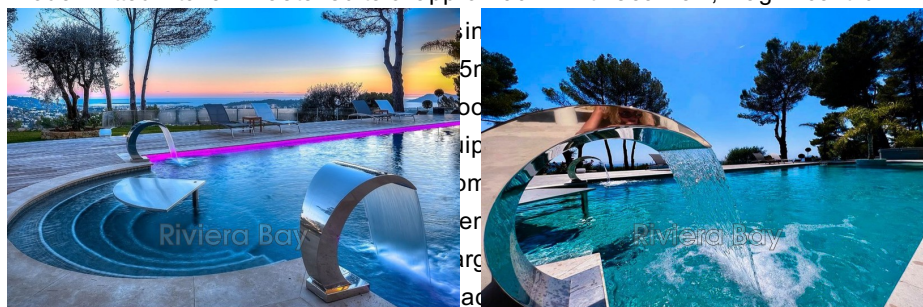
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06/06/2023 - Prix T.T.C



## Villa 22- Mougins

MOUGINS - Sought-after area - Exceptional property in a dominant position - PANORAMIC SEA VIEW In a very popular area of Mougins, 10 minutes from Cannes and 30 minutes from Nice Airport, in perfect calm, exceptional contemporary property on one level (approx 650m<sup>2</sup> developed), not overlooked, in a dominant position with sea view 180° panoramic, southern exposure, in new condition with a luxurious renovation, high quality materials for a property of excellence. The property benefits from a very beautiful luminosity with an extraordinary quality of life within the landscaped park of 10900m<sup>2</sup> with Mediterranean species with a preserved environment. Superb 18m<sup>2</sup> long heated swimming pool in front of the sea panorama, with aquabike area, jacuzzi, waterfall. Summer kitchen, lounge area and brazier. DJ area planned on the side of the swimming pool, with color LEDs and integrated SONOS system for beautiful receptions (approximately 120 seats) Access to the property with a beautiful drive through the landscaped park, fully lit. Spacious entrance hall, 150m<sup>2</sup> living space opened by large bay windows with sea view, TV lounge area with gas fireplace, modern fitted kitchen. Master suite of approx. 90m<sup>2</sup> with sea view, magnificent full



garage, lighted clay tennis court. Automatic watering, lighting over the entire park of the property for an exceptional nocturnal atmosphere. Further possibilities for living area expansion

**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**

**Parking Gratuit devant l'agence / Free Parking Lots available**

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12 900 000 € fees included  
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