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## Contemporary Villa In Mougins

Cannes , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €3,850,000

inc. of agency fees

4 Beds      310 sqm      0.25 ha

MOUGINS: “Les Parcs de MOUGINS” ultra-residential area in an estate with 24/7 security. We offer in an idyllic setting in absolute calm and not overlooked a completely renovated property (2011) of 310M...

### At a Glance

**Reference** MFH-  
PROHWCN84625001

**Bed** 4

**Land** 0.25 ha

**Near to** Cannes

**Pool** No

**Price** €3,850,000

**Hab.Space** 310 sqm

**Land Tax** N/A

### Property Description

MOUGINS: “Les Parcs de MOUGINS” ultra-residential area in an estate with 24/7 security.

We offer in an idyllic setting in absolute calm and not overlooked a completely renovated property (2011) of 310M<sup>2</sup> “ A TRIPLE LIVING AREA with fireplace, lounge, dining room and living room surrounded by bay windows overlooking a beautiful flat garden and its ‘Mirror pool’.

A semi-professional kitchen, open to the living room, a master bedroom with dressing room, full bathroom

and private toilet. Upstairs, sports and TV room, 2 bedrooms, bathroom and toilet.

A wonderful CAVE, an independent studio with bathroom and toilet with access to the villa's ground floor.

A SOUTH-facing terrace and swimming pool, a very large "CARPARK", 2 garden sheds and a herb garden complete the exteriors of this exceptional property.

Additional 60M<sup>2</sup> extension possible.

Live in absolute calm, in the charm of the countryside, in the immediate vicinity of CANNES, its beaches, its CROISSETTE, its Festival and NICE (international airport).

Discover a property beyond your dreams....

Agency fees 5% incl. VAT payable by the purchaser included in the listed price.

Information on the risks to which this property is exposed is available on the Géorisques website:

[georisques.gouv.fr](http://georisques.gouv.fr)

## Summary

Property type:	House
Bedrooms:	4
Price	€3,850,000

## Key Information

Internal Area:	310 sqm
Land Area:	0.25 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes
Has Alarm	Yes

## Location: Provence-Alpes-Cote-d'Azur



## Gallery





As Featured in

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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

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