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## Charming Property With Panoramic Hillside And Sea Views

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



# €2,690,000

inc. of agency fees

7 Beds

300 sqm

Beautiful property nestling in a peaceful green setting with breathtaking panoramic views over the surrounding hills to the sea, situated at the gateway to Mougins in the neighbouring commune. This south-facing...

### At a Glance

**Reference** MFH-  
PROHWVB85407058

**Bed** 7

**Near to** Pégomas

**Pool** Yes

**Price** €2,690,000

**Hab.Space** 300 sqm

**Land Tax** N/A

### Property Description

Beautiful property nestling in a peaceful green setting with breathtaking panoramic views over the surrounding hills to the sea, situated at the gateway to Mougins in the neighbouring commune.

This south-facing villa of character subtly combines authentic charm and luxury, with its warm-toned

travertine marble floors and softly tinted wood.

It comprises a luminous living and dining room with a stone fireplace opening onto the panorama through sliding glass doors, and a kitchen inspired and designed by the Pepper d'Anne workshops where marble stone and wood harmonise, where the essence is in the authenticity of the materials, the purity and elegance, all extended by a 50m<sup>2</sup> covered terrace overlooking the view.

To the rear of the kitchen is a utility room with direct access to the garage.

A luminous master suite with bathroom opening onto the terrace and panoramic views, a toilet and dressing room.

The splendid infinity pool blends into the natural surroundings and is surrounded by several terraces.

Upstairs, an en suite bedroom with shower room and dressing room, two spacious bedrooms opening onto a roof terrace, shower room and separate toilet.

A 70m<sup>2</sup> annexe with a lounge and fitted kitchen/diner, two bedrooms and two shower rooms.

The property has beautifully landscaped grounds of 7000m<sup>2</sup> planted with palm trees, cycads and a variety of Mediterranean species.

let yourself be seduced by this haven of peace and tranquillity!

Underfloor heating by heat pump, very well insulated (monomur) construction, alarm, automatic watering system, electric gate, double garage and parking space.

Close to a charming village with its local farmers' markets, shops and main roads to Mougins and Cannes.

## Summary

Property type:	House
Bedrooms:	7
Price	€2,690,000

## Key Information

Year Built:	2011
Internal Area:	300 sqm
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes
Has Alarm	Yes

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



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**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.

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