



### Charming provencal villa in gated domain close to Mougins and the golfcourse

**Reference No:** 2888

**Price Euros:** 2,450,000

**Area:** Mougins

**Town:** Mougins

**Department:** Alpes Maritimes

**Bedrooms:** 5

**Land Size m2:** 3,500

**Habitable space m2:** 350

**Full Description:** In an gated estate, close to Mougins village and the Mougins golf course, delightful property of 350 m2 on flat grounds of 3 500 m2.

Set in a lush green environment the villa offers on the ground floor an entrance hall, large living room of 100 m2 with a beautiful fireplace, separate dining room, 2 bedrooms, 1 complete bathroom, 1 shower-room.

On the upper floor, 1 bedroom with bathroom, 1 bedroom with smaller room attached with shower-room, both opening to lovely balcony.

Large playroom, easily converted into 1 huge or 2 large bedrooms.

Huge basement of 150 m2 with laundry, nanny flat, play room.

Lovely gardens with big swimming pool and fully equipped pool house

Garage 4 places + 3 parking spaces.

**Property Features:** Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Broadband / ADSL, Cave, Fireplace, Independant Apartment, Large Rooms, Laundry, Letting Potential, Old Stone/tile floors, Outside Lighting,

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Pool Alarm, Pool-House, Private Garden, Private Pool, Satellite TV, Summer Kitchen, Terrace

**Nearby Amenities:** Airfield, Controlled Access, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Countryside, Hills, Pleasant, Pool, Woods

**Heating:** Electric



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