



Lovely House in the Royal Golf of Mougins fully furnished

Reference No: 751
Price Euros: 535,000
Area: Mougins
Town: Mougins
Department: Alpes Maritimes
Bedrooms: 3
Land Size m2: 0
Habitable space m2: 90

Full Description: ROYAL MOUGINS GOLF COURSE

Just 25 mins. from Nice International Airport, 40 mins. from Monaco and 10 mins. Cannes (Film Festival/Boat Show), Royal Mougins Golf Resort is an exclusive, private Club created for the sole privilege of its Members and their invited guests.

2 BEDROOM EXTENDED VILLA + FAMILY RESIDENCE GOLF MEMBERSHIP (optional)

Villa inclusive of Furniture & Fittings: 535,000 euros - represents 100,000 euros reduction from original purchase price
Residence Family Golf Membership 90,000€ (reduced from 120,000 euros). Unlimited golf for 2 adults + 2 children up to 21 yrs.

FULLY FURNISHED – ready to Live in or Rent out

Furnishings and fittings are included (many from acclaimed French House 'De Tonge'): includes 1 Double and 2 Single Beds, Dining room furniture, French Dresser and matching French occasional table, all Curtains, Lamps, tables, TV, DVD/Video, WiFi, antique Chinese desk, Pictures, Washing Machine, Dishwasher, Microwave, Crockery, Cutlery, Bedding/Towels, Outdoor Dining Table & Chairs (6), Sunloungers, Outdoor Plants, Golf buggy, etc.

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SWIMMING POOL/24 hr SECURITY

The Domain has a beautifully maintained Swimming Pool (plus a children's pool) and sun-lounging areas. There is a Resident Domain Manager.

ROYAL MOUGINS CLUBHOUSE & SPA

Enjoy the Golf Club facilities– Restaurant, Lounge area, Bar, relaxation/snooker lounge plus an outdoor Restaurant overlooking the magnificent course. There is also a newly opened Spa with treatment rooms and Gymnasium. **NOTE:** You can walk directly to the Club House using the paths cutting through the course.

ACCOMMODATION:

Ground Floor: Kitchen, Living Area, Dining area and Sun Lounge opening onto Terrace overlooking a lake & fountain and Fairways, WC, Utility Cupboard.

First Floor: 2 Double Bedrooms. The Master Bedroom has an en-suite Bathroom with 'his and hers' sinks, and opens onto its own small Terrace overlooking lake. Guest Shower Room. WC.

Terrace: Dining area (seats 6)

Front: Patio & Sun Lounge/Office (can double as 3rd sleeping area)

Parking: Driveway plus communal parking area for guests (buggy in garage).

Swimming Pool: communal to the Domain (40 metres from villa)

Note: This 2 Bed. Villa has been extended to provide 2 additional Sun Lounges which can double up as extra sleeping areas/Office/Study. Property such as this rarely becomes available for sale at Royal Mougins.

PARKING

a driveway for 1 car plus communal parking bay outside for several cars. There is also a members' secured parking at the Golf Club if you wish to leave vehicles for the longer term or if you have a valuable '2nd car' that you might wish to garage when not using.

LOCAL AMENITIES: 10 mins. off the main A8 motorway. Mougins International School nr Sophia Antipolis 10 mins. Choice of Supermarkets, bakers, petrol stations, doctors, post office and shops 5 mins. Beaches of Mandelieu and Cannes 10 mins. Nice International Airport 20 and St. Tropez 40 mins.

Property Features: Alarm, Double Glazing, Large Rooms, Pool-House, Quality Fittings, Satellite TV, Shared Pool, Terrace, Tile Floors

Nearby Amenities: Beaches, Clubhouse, Fitness Center, Forest/Parkland, Golf Course, Lake, Local Shopping, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Swimming Pool, Tennis Courts, Watersports, Weekly market

View: Countryside, Lake, Panoramic

Heating: Electric

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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