



### **Magnificent luxury property with panoramic views**

**Reference No:** 2272

**Price Euros:** 3,200,000

**Area:** Mougins

**Town:** Mougins

**Department:** Alpes Maritimes

**Bedrooms:** 8

**Land Size m2:** 20,317

**Habitable space m2:** 400

**Full Description:** On a hilltop, minutes away from downtown Cannes and the restaurants in Mougins, magnificent modern property in perfect condition of appr. 400m2 on a terrain of over 2 hectares enjoying stunning views down to the sea.

The property consists of a main villa, a guest house, a secondary annexe and a guardians house.

The main house offers a large entree, a lovely lounge with fireplace opening to the terrace and overlooking the view, American kitchen opening to summer dining area, 1 bedroom with bathroom opening to the pool area, 2nd bedroom with bathroom and large mezzanine offering additional sleeping facilities opening to private terrace, 3rd bedroom with bathroom opening to private terrace and a large cinema room.

On the first floor a magnificent master bedroom with full bathroom giving access to the top floor terrace with 360 degree views, a guest bedroom/study with bathroom.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

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

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The guest house is close to the main villa and offers a large bedroom with bathroom and private terrace.

The second annexe offers 2 bedrooms with bathroom, a hammam with shower facilities and a laundry room.

The guardian's house sits at the entree to the property and is composed of a living room, kitchen, bedroom, bathroom and mezzanine.

Lovely gardens with a 12x5m heated swimming pool (heatpump), vegetable garden, carport for several cars and various outbuildings.

A magnificent property in excellent condition with interesting rental possibilities!

**Property Features:** Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Broadband / ADSL, Cave, Dependancies, Fireplace, Heated Pool, Independant Apartment, Jacuzzi/Spa, Large Rooms, Laundry, Letting Potential, Outbuildings, Outside Lighting, Private Garden, Private Pool, Quality Fittings, Satellite TV, Sauna/Spa, Staff Quarters, Terrace

**Nearby Amenities:** Airfield, Beaches, Forest/Parkland, Golf Course, Medieval Village, Restaurants, Ski-ing (-2hrs), TGV - less than 1 Hour, Weekly market

**View:** Countryside, Hills, Mountains, Panoramic, Sea view, Woods

**Heating:** Electric



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