COLDWELL BANKER
EUROPA REALTY

Apartment Mouans-Sartoux 80 m²



SALE PRICE : 570 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

MOUANS-SARTOUX – An exceptional opportunity just 500 meters from the heart of the village.

Situated in a highly sought-after residential setting, this outstanding brand-new three-bedroom garden apartment of 80 sqm has been completed to an impeccable standard, showcasing premium materials and refined contemporary finishes throughout.

The accommodation opens onto a superb living space of 31 sqm with a fully integrated open-plan kitchen, designed for both style and functionality.

Floor-to-ceiling openings lead seamlessly onto a 20 sqm terrace, extending into a remarkable private landscaped garden of approximately 578 sqm large enough to accommodate a jacuzzi or a 10 msq swimming pool without a building autorisation, as permitted by the condominium regulations.

This rare and privileged outdoor setting offer a complete privacy and an exceptional lifestyle opportunity on the Côte d'Azur.

The apartment further comprises three well-proportioned bedrooms with fitted wardrobes and two elegant shower rooms with WC, all finished with meticulous attention to detail.

Every aspect of this property has been thoughtfully designed to optimise space, light and comfort.

A private outdoor parking space completes this apartment.

A genuine haven of tranquillity nestled between the Mediterranean coastline and the renowned perfume region, this property is perfectly suited as a sophisticated residence, ideal for entertaining and enjoying quality time with family.

Ideally positioned within walking distance of the Château de Mouans-Sartoux and offering immediate access to Cannes, Grasse, Mougins and the Sophia Antipolis technology park, the address combines peaceful surroundings with excellent connectivity.

Agency fees included, payable by the vendor
Property tax: Not known
Service charges: approximately € 100 per month
No ongoing legal proceedings
Number of units in the development: 12
Information relating to potential risks to which this property is exposed is available on the official Géorisques website.

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FEATURES

Property type:	Apartment	Area:	80.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 101

Greenhouse gas emissions (GHG) index: D 30

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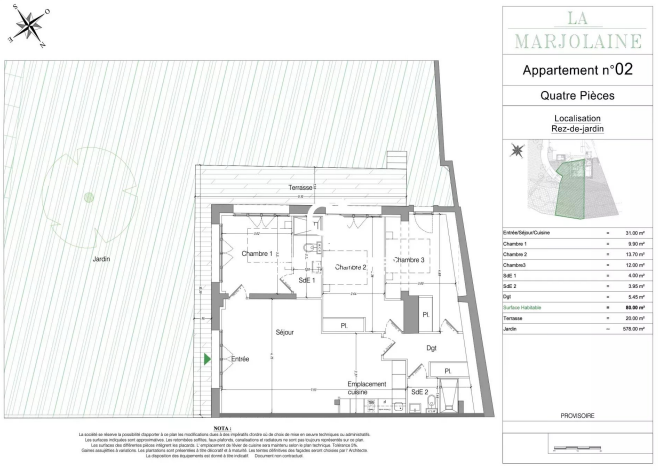

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