COLDWELL BANKER
EUROPA REALTY

Apartment Mouans-Sartoux 83 m²



SALE PRICE : 579 000 €

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 83 sqm has been completed to an impeccable standard, showcasing premium materials and refined contemporary finishes throughout.

The ground floor accommodation opens onto a superb corner living space of 36 sqm with a fully integrated open-plan kitchen, designed for both style and functionality, a bedroom with fitted wardrobe and an elegant shower rooms with WC.

Floor-to-ceiling openings lead seamlessly onto a 14 sqm terrace, extending into a remarkable private landscaped garden of 620 sqm large enough to accommodate a jacuzzi or a 10 sqm 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 first floor comprises two well-proportioned bedrooms with fitted wardrobes and a 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 property.

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

A jacuzzi or a 10 sqm swimming pool (without a building permit) is permitted by the condominium regulations.

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 communicated.
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:	83.3 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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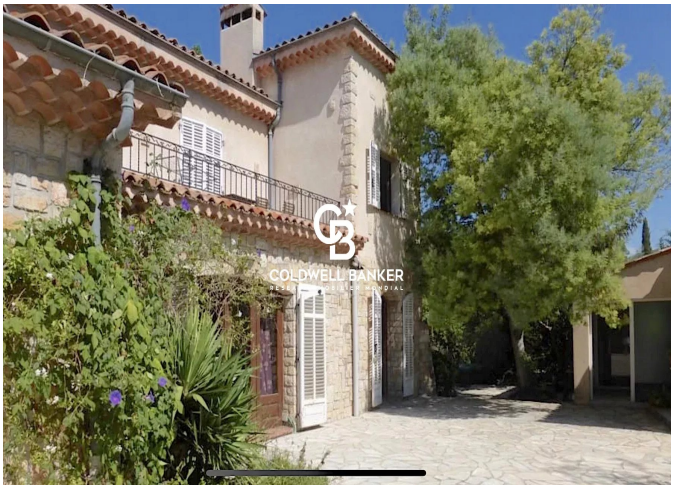

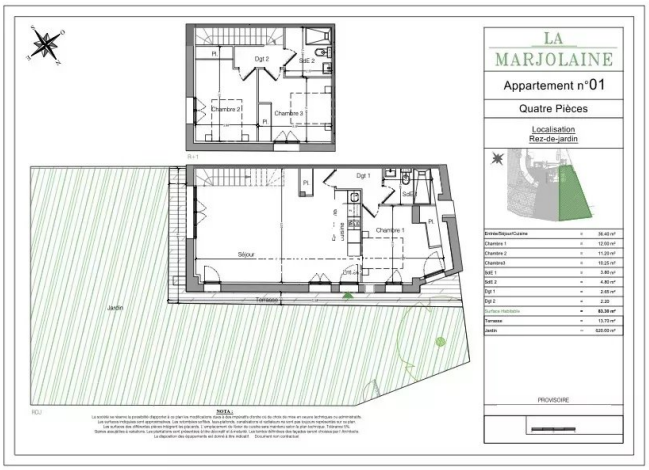

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