COLDWELL BANKER
EUROPA REALTY

House Mouans-Sartoux 278 m²



SALE PRICE : 1 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Just five minutes from the charming village of Valbonne and twenty-five minutes from Nice Airport, this expansive family home lies at the heart of a beautifully landscaped park, enhanced by a mature olive grove and offering open views over the surrounding hills.

Upon arrival, a driveway winding through the orchard leads to the main entrance, where ample parking and a big garage make welcoming guests effortless.

On the ground floor, the house features an entrance hall with built-in storage, a bright double living room with dining area, an independent kitchen with adjoining laundry room, and a principal suite complete with study, walk-in wardrobe, shower room, and separate toilet, as well as a guest WC. These living spaces open onto a south-facing terrace and garden, while large pocket sliding windows flood the interior with natural light. A partially covered section of the terrace offers welcome shade during the hottest days.

Also on this level are two additional bedrooms, each with its own shower room, along with a spacious self-contained studio.

Upstairs, two further bedrooms — one with a rooftop terrace — share a bathroom and separate toilet.

Outdoors, the property offers high-quality amenities: a heated swimming pool measuring 16 x 7 m, a relaxation area with jacuzzi and waterfall, an air-conditioned pool house with wood-fired oven, a garden pergola, a wooden thatched hut, a pétanque court, a storage shed, and a technical room.

Additional features include a private well, automatic irrigation, solar panels, and motorised gates.

A ventilated crawl space and a generous basement ensure the home’s durability and comfort.

A rare opportunity where comfort, space, and a natural setting come together in perfect harmony.

Agency fees are payable by the seller. Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	278.0 m²	Property tax:	€5.00
Number of rooms:	9 rooms	Number of bedrooms:	6 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 96

Greenhouse gas emissions (GHG) index: C 17

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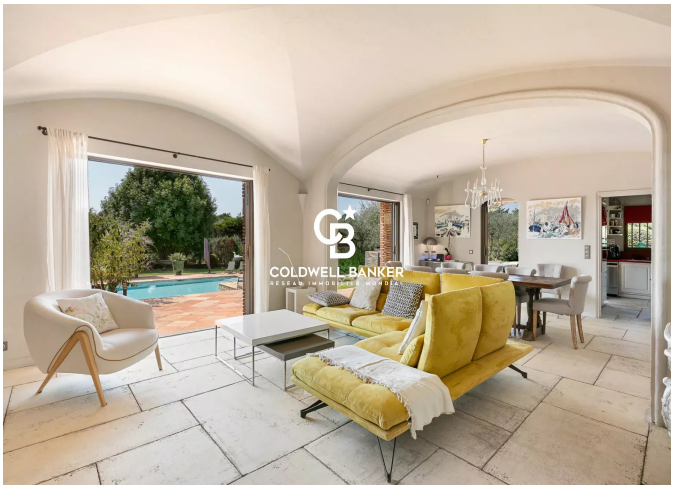





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