COLDWELL BANKER
EUROPA REALTY

House Mougins 122 m²



SALE PRICE : 790 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in the sought-after residential area of Tournamy, just minutes from the historic village of Mougins and Mougins School, this charming 122 sqm villa has been tastefully renovated, combining character, elegance and a warm, welcoming atmosphere.

Filled with natural light, the main house features an entrance hall leading to a dining room, a bright living area with an open-plan kitchen and fireplace, as well as a loggia. Upstairs, there are two bedrooms, one with a private balcony, a study and a bathroom with a bathtub.

An independent, fully equipped guest studio with its own kitchen and shower room completes the property, providing ideal accommodation for family and friends.

Outside, the beautifully landscaped, south-facing garden enjoys plenty of sunshine and open views. The swimming pool blends naturally into the lush, private surroundings, offering a peaceful setting to relax and enjoy the Mediterranean climate.

The villa benefits from double-glazed windows throughout and six outdoor parking spaces.

Conveniently located close to the shops and amenities of Tournamy, just a short drive from Mougins School, with easy access to Cannes and Sophia Antipolis, this delightful property is perfectly suited as either a primary residence or a holiday home.

Agency fees payable by the seller.

roperty tax: €1,403
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:	122.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 200

Greenhouse gas emissions (GHG) index: B 9

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