

# BY BLUE

## INTERNATIONAL REALTY

### Impressive Estate - Mougins

Mougins - 2 600 000 €

Ref. 82282776

Embrace the tranquility of Mougins living in this recently constructed 5-bedroom, 3-bathroom villa in Mougins. Designed by the renowned architect Bracco of Cannes, the stately Provencal-style residence seamlessly blends modern comfort with historical charm. The interior features spacious living areas and an enormous basement of 160m<sup>2</sup>, awaiting your personal touch, be it a cinema, games room, gym, wine cellar, or convenient laundry space. Step outside to a breathtaking panorama of rolling hills and a west-facing orientation, while the meticulously landscaped nearly 2500m<sup>2</sup> grounds boast a unique olive grove with 25 ancient trees, planted by the Lérins islands monks, offering a living connection to the region's rich history. Conveniently located with easy access to Mougins and the prestigious Royal Mougins Golf Course, this villa is a testament to the art of refined living on the Cote d'Azur.

Contact us now to explore this exclusive property and immerse yourself in the luxury and history of this Provencal haven.

Living area : 390 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 2458.00 m<sup>2</sup>

Exposition : West

Rooms : 8

✓Swimming pool

Property tax : 4 029 €

Fees payable by vendor

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