

# BY BLUE

INTERNATIONAL REALTY

For sale in Mougins, Pibonson area, beautiful villa on 2500m2 of land



Mougins - 1 200 000 €

Ref. 83972808

Located in the peaceful Pibonson area, this single-storey villa offers absolute tranquillity in a pastoral setting. With a generous surface area of around 280 m<sup>2</sup> and nestling in grounds of around 2,500 m<sup>2</sup> with a swimming pool, olive trees and lavender, this property offers an idyllic setting.

The ground floor comprises an entrance hall, a separate fitted kitchen, a study, a double living/dining room with fireplace overlooking the garden and terrace, a hallway with cupboard, 3 bedrooms (possibility of a 4th), a separate toilet, a bathroom with bath, shower and double washbasin unit, a gym, a jacuzzi and a shower room with toilet.

Upstairs, you'll find 2 bedrooms, a bathroom with WC and a large room with open views.

Equipped with gas-fired central heating and mains drainage, this property has plenty of parking, an automatic watering system and total privacy, with no neighbours in sight.

All amenities are nearby, including schools (primary, secondary and high schools), shops and a doctor's surgery. Its proximity to the town centre makes it an ideal place to live.

Living area : 280 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 2500.00 m<sup>2</sup>

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Exposition : South

Rooms : 9

✓Swimming pool

Property tax : 2 069 €

Fees payable by vendor

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