

1 155 000 €

For sale villa

4 rooms

Surface : 163 m<sup>2</sup>

Surface of the living : 55 m<sup>2</sup>

Surface of the land : 250 m<sup>2</sup>

Year of construction : 1963

Exposition : Sud

View : Aperçu mer

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : Tiling

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Automatic Watering,

Laundry room, Automatic gate, Calm

3 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

29/04/2024 - Prix T.T.C



## Villa 2369 Mougins

Nestled on the hill of the old village of MOUGINS: superb upper villa composed of 4 rooms with a Carrez law area of 163m<sup>2</sup>. It has a pleasant living room with fireplace and dining room of 55m<sup>2</sup> opening onto a large sunny terrace offering a beautiful sea view. Fitted independent kitchen communicating on a quiet landscaped garden, 3 large bedrooms en suite. 2 parking spaces on the garden side, outbuilding of 12m<sup>2</sup>. Residential environment offering an exceptional quality of life, close to all amenities on foot!

Fees and charges :

Well condominium

1 155 000 € agency fees 4,76% à the responsibility of the buyer included



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