



950 000 €

Buying villa

8 rooms

Surface : 145 m<sup>2</sup>

Surface of the land : 2455 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

View : Panoramique

Features :

pool, Bedroom on ground floor, double glazing

4 bedroom

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

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15/01/2025 - Prix T.T.C



## Villa Mouans-Sartoux

Sale Villa Mouans-Sartoux close to the center, potential for the construction of a second villa of approximately 160m<sup>2</sup>. This traditional stone house, built in 1970, is located in a pleasant residential area close to the center of Mouans-Sartoux, it offers plenty of sunshine as well as a panoramic view of the countryside and olive groves. Well maintained, it is configured into two independent apartments, each of 72m<sup>2</sup> for a total surface area of 145m<sup>2</sup>. The 2455m<sup>2</sup> land allows for additional construction. On the ground floor: an entrance, the kitchen/dining room, the living room, two bedrooms, one with access to its balcony; a shower room with toilet. A staircase to access a large cellar of 37m<sup>2</sup>. This apartment was renovated in 2014, as well as its partly covered outdoor terrace. On the 1st floor: accessible by the external staircase, entrance, kitchen/dining room, living room, two bedrooms and shower room with toilet. A private balcony is accessible from the bedroom and living room. Shower room with toilet. On each floor one of the bedrooms and the living room are south facing, they open onto their respective large terraces, with views of the village of Mougins in the distance and a panoramic view of the surrounding hills. Spacious attic with access. Two cellars, one of 37m<sup>2</sup>, the other



Fees and charges :

950 000 € fees included

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