



## Propriété provençale de prestige avec piscine, dépendance et terrain constructible – au calme proche Cannes et Mougins



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,082,407.61

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Prnovincie:	Provence-Alpes-Côte d'Azur
Plaats:	Mougins-Sartoux
Postcode:	06370
Geplaatst:	30-03-2026

### Omschrijving:

Located in Mougins-Sartoux (Plan Sarrain), this 256 sq m large provençal villa sits on a flat, landscaped plot of 3,088 sq m, complete with a quality swimming pool (Diffazur) and beautiful summer kitchen. The property, peaceful and private, enjoys optimal sun exposure and a sought-after residential setting, just 20 minutes from La Croisette in Cannes and close to the Saint-Donat Golf Course.

A completely renovated, independent apartment (39 m<sup>2</sup>) completes the villa, offering private accommodation for guests or rental income (empty at the time of sale). The possibility of building a second villa on the plot presents a rare opportunity in the region (building permit granted).

The garden level comprises a bright 60 sq m living room with a fireplace, an open-plan kitchen, two bedrooms, one of which overlooks the garden, and a laundry room. Upstairs, there are two further bedrooms, a shower room, and a WC. The ground floor features a games room with a bar and a billiard table.

The property also includes a spacious garage for four to five vehicles and several parking spaces. Central vacuuming, air conditioning and automatic watering systems add extra comfort.

This villa offers multiple possibilities and will charm several buyers with its great potential: for a main or



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secondary residence for a large family, a car collector or creators of a guest house.

Gebouwd: 2006

## Algemeen

Slaapkamers: 5  
Badkamers: 3  
Afgewerkte vierkante meter: 256 m<sup>2</sup>  
Lot Afmeting: 3088 m<sup>2</sup>

## Room details

Total rooms: 8

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 108

## Building details

Parking: Ja  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T722672/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T722672/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1627702

