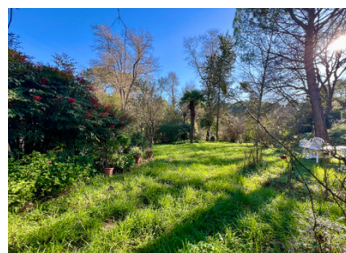
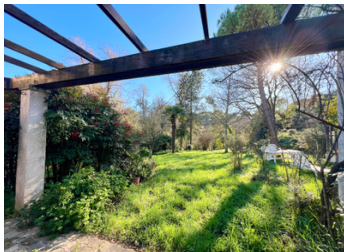


Rare opportunity in Mougins | Character home with exceptional potential on a large wooded plot



INFORMATION

Town:	Mougins
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	224 m2
Plot Size:	2951 m2



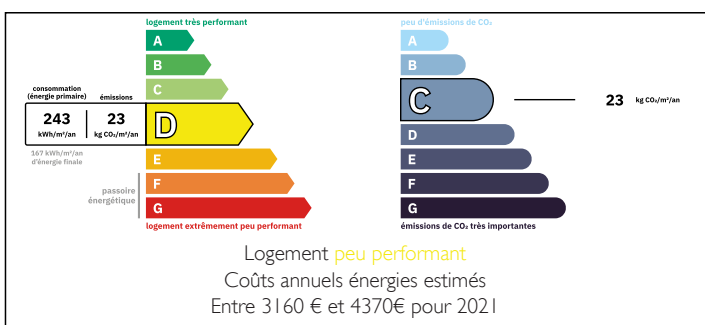
IN BRIEF

UNDER OFFER / Rare opportunity in Mougins | Character home to renovate with a 1-bedroom apartment on a large wooded plot

Located in a peaceful, green setting, this south-facing 166 m² house (+ 60 m² non-Carrez) offers exceptional potential to create a stunning family home. Nestled on a 2,951 m² plot filled with remarkable trees (cherry, fig, palm, oak, pine, laurel, vines...), it features a spacious cathedral-style living room with a 5-meter-high ceiling, an exquisite timber frame crafted by a master carpenter, a working insert fireplace, 4 bedrooms, 4 bathrooms, and 2 mezzanines.

A separate 55 m² garden-level apartment provides additional living space, perfect for guests or rental opportunities. The property also includes a 25 m² garage, a garden shed, and direct access to pedestrian paths along the Siagne River.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3249 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

UNDER OFFER / Rare opportunity in Mougins, character home to renovate with exceptional potential.

Nestled in a lush, preserved environment, this south-facing property is a true hidden gem offering endless possibilities to create a stunning family estate. Set on a 2,951 m² wooded plot, it enjoys a peaceful natural setting, just minutes from the sought-after neighborhoods of L'Étang and Saint-Basile.

Key Features:

Main house of 166 m² (+ 60 m² non-Carrez) to renovate, featuring an exceptional timber frame crafted by a master carpenter.

Independent 55 m² garden-level apartment, perfect for hosting guests, family, or creating a rental space.

Grand cathedral-style living room with a 5-meter-high ceiling, exposed beams, and a working insert fireplace.

4 bedrooms, 4 bathrooms, and 2 mezzanines, offering numerous layout possibilities.

Spacious kitchen, integrated storage, and a 25 m² garage.

A Unique Natural Setting

The expansive wooded grounds resemble a private meadow, home to a remarkable variety of trees: cherry, fig, palm, oak, pine, laurel, Mirabelle plum, maple, and different varieties of roses, as well as vines and bitter orange trees. A well and a garden shed enhance this enchanting outdoor space.

With direct access to pedestrian paths along the Siagne River, you can enjoy peaceful walks in an idyllic and preserved setting.

Additional Information:

□ High-quality construction (1983), reinforced and cast structure

□ Property tax: €3,249

□ Land classified as a green zone with registered trees