

# Beautiful villa on the golf course with panoramic views, Mougins

Price : € 2.350.000



**Rooms :** 8

**Bedrooms :** 4

**Bathrooms :** 4

**Sqft :** 267 m<sup>2</sup>

**Type :** House

**Reference ID :** 3597994

On the golf course next to the challenging hole nr2, wonderful provencale villa of 280m2 on a plot of 1767m2 enjoying panoramic views over the countryside and the golf course.

In a very quiet and private setting this airy and spacious villa comprises a large entree, double living room with impressive fireplace opening to the vast terraces and the views, a separate TV lounge, large dining room, fully equipped kitchen with breakfast corner, a laundry room, cellar and air-conditioned wine cellar and a store room.

One bedroom with en-suite bathroom and large in-built wardrobe.

A lovely staircase leads upstairs with 2 large bedrooms with en-suite facilities, both opening to a vast terrace overlooking the view, grand dressing room that could easily serve as another bedroom.

Off the kitchen is the summer kitchen with open fireplace and BBQ, covered terrace for summer dining, shower, bathroom and toilet.

Several storage rooms.

Beautifully planted gardens with automatic watering system and fully illuminated at night, boules court and a magnificent 15x3m heated swimming pool on a salt system.

Double garage and parking for several cars.

Membership of the golf course is included.

A beautiful and well-constructed property in a beautiful quiet location! Well worth a visit!

### Features :

Air-conditioning	Double glazing	Electric awnings	Fireplace
Internet	Barbecue	Car port	Irrigation sprinkler
Outdoor lighting	Alarm system	Electric gate	Intercom
Security door	Bowling green	Swimming pool	

### Area`s:

1 Entrance	1 Living-room	1 Dining room	1 Reception room
1 Kitchen	1 Laundry room	1 Cellar	4 Bedroom
4 Bathroom	1 Walk-in closet	1 Storage room	

### Nearby:

Airport (25 minutes)	Beach (20 minutes)	Golf (50 metres)	Hospital/clinic (10 minutes)
Shops (10 minutes)	Ski slope (45 minutes)	Town centre (10 minutes)	

Energy - Conventional consumption Class : D  
Energy - Emissions estimate Class : B

Energy - Conventional consumption : 157 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 8 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

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