



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



3 500 000 €

For sale villa contemporaine

10 rooms

Surface : 390 m²

Surface of the living : 95 m²

Surface of the land : 2133 m²

Year of construction : 2022

Exposition : Sud ouest

View : Panoramique Mer et baie de Cannes

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : Tuiles et terrasses

Features :

Piscine à débord. effet miroir, pool house, Jacuzzi spa et Hammam, Salle home cinéma, Bedroom on ground floor, double glazing, Automatic Watering, Cave à vin, Automatic gate, calm

6 bedroom

3 terraces

6 bathrooms

8 WC

6 parkings

1 cellar

Legal information

3 500 000 € fees included

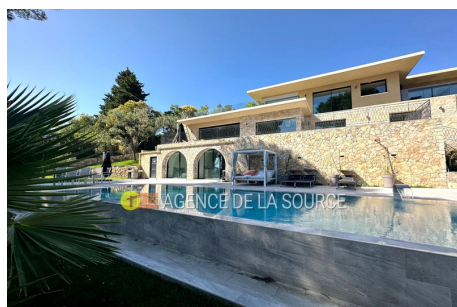
5,26% VAT of fees paid by the buyer (3 325 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Villa contemporaine 2563 Mougins

Residential MOUGINS, Font de Galou, in a dominant position over the Bay of Cannes and 7km from the Palais des Festivals, superb Contemporary of approximately 370m² on enclosed and planted land of 2133m² enjoying a breathtaking view of the islands, the bay and the 'Esterel. Harmonious villa with very beautiful volumes bathed in light by large openings, sea view from all rooms, all comfort with top-of-the-range finishes and services in a green environment and without vis-à-vis. Ideal for entertaining family and friends, you have on 3 levels a large 90m² living room with fully equipped semi-open kitchen, 6 en-suite bedrooms, 5 of which have a terrace. On one level with the swimming pool and the garden for convivial moments, pool house with pre-installation for a gym, large fully equipped kitchen, cinema room, hammam, wine cellar. The 14X05 swimming pool with the latest innovations (overflow with mirror effect, waterfall, counter-current swimming...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1522 and 2058 € (reference year 2021)
Document non contractuel - 12/07/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS