



## Authentic village house in the heart of Mougins

For sale

Sole agent

880 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>City</i> <b>Mougins</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>135 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>	<i>Exposure</i> <b>South</b>
<i>Ref.</i> <b>3812</b>			

Ideally located in the heart of the historic village of Mougins, this elegant village house of approximately 135 sqm combines timeless Provençal charm with refined modern comfort. Featuring natural stone, exposed beams, and noble materials throughout, the property offers a warm and sophisticated atmosphere. The entrance level comprises a welcoming living room with guest bathroom, while a stunning vaulted kitchen on the lower level opens onto the exterior—perfect for enjoying quiet, intimate moments. The upper floors host two bedrooms with bathroom, as well as a superb primary suite with its own bathroom and separate toilet. A mezzanine level provides a versatile space for a study, gym, or additional bedroom. Underfloor heating in the kitchen and bathrooms, set beneath beautiful Bourgogne stone, adds an extra touch of comfort. Enjoying open views towards the sea from the upper levels, and just steps from Mougins' renowned restaurants and galleries, this is a rare opportunity—ideal as a refined residence, pied-à-terre, or investment on the French Riviera.





