Agence NP Villefranche

2, avenue de la Grande Bretagne
06230 Villefranche-sur-Mer
Tél : +33 (0)4 93 91 92 57
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APARTMENT - 3 PIÈCE(S) - 82 M²

875 000 €





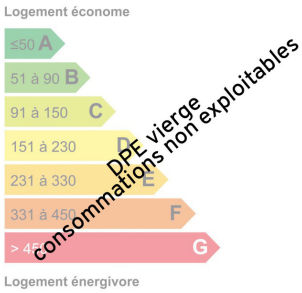


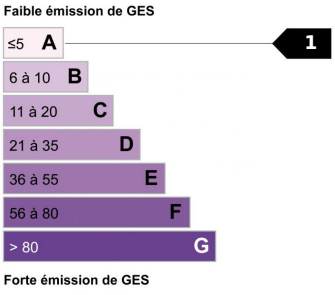


DESCRIPTIF DETAILLE

Ref : FDM-11176

Surface :	82 M²	**Etage :**	Top floor
Style immeuble :		**Exposition :**	North-west
Etat :	New	**Vue :**	Panoramic
Pièces(s) :	3	**Chauffage :**	Air-conditioning
Chambre(s) :	2	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	NC	**Garage(s) :**	1
Surface séjour :	NC	**Cave :**	NC
Balcon(s) :	29 M²	**Taxe foncière :**	NC
Terrasse(s) :	NC	**Charges :**	NC





MOUGINS : The penthouse is located within a closed gated community which was comleted in late 2024, on the edge of the enchanting village of Mougins.

The site comprises a total of 8 architect-designed villas, a communal garden with a boules court and an apartment building, in which this penthouse is located. The apartment building comprises just 7 residential units and also offers a large pool for the exclusive use of residents as well as an underground garage, within which the apartment has its own lockable garage.

If you look east from the balcony or the roof terrace, you have a wonderful view of the old town / town center of Mougins.

The penthouse has two bedrooms, each with its own shower room. In the master bedroom, which also has a third (small) balcony, the bathroom is ensuite and offers additional daylight in the bathroom and in front of the mirrors thanks to a modern integrated glass partition. Both bedrooms have fitted wardrobes, both bathrooms offer walk-in rain showers and are equipped with modern

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bathroom furniture and fittings.

The open-plan living/dining area offers access from two sides to the large adjoining corner balcony of approx. 29sqm and a wonderful view over the pool and the entire complex.

The already installed, completely new fitted kitchen in bronze-colored stainless steel look is equipped with state-of-the-art appliances and completes the upscale look of the entire property with its almost 3m long, white marble top on the kitchen island, among other things.

From the balcony adjoining the kitchen/living area, a modern spiral staircase takes you to the apartment's additional, huge roof terrace of around 92sqm, which offers you the space you need for all your ideas. For example, the roof terrace has an extra alcove that is ideal for a barbecue or a small outdoor kitchen or shower. A hot tub on the roof is also no problem and has already been taken into account in the structural design. The entire roof terrace is also fully planted as a boundary to the neighbors and equipped with an automatic irrigation system.

The apartment also has a small storage room, fixed electrically operated shutters to protect against the sun and theft and air conditioning in all rooms.

The elegant entrance of the apartment building and the elevator round off the perfect feel-good ambience.
Agency fees included at the expense of the seller.

PRESTATIONS : Air-conditioning, Home automation, Double glazing, Internet, Electric awnings, Electric shutters, Condominium garden, Disabled access, Lift, Concierge, Bike storage room, Caretaker, Intercom, Electric gate, Security door, Video security, Videophone, Swimming pool, Condominium pool, Playground