

# Hamptons

INTERNATIONAL



**Mougins, 06370, France**

5 

**£5,630,000**

(€6,600,000)






## Property details



### Key features

- 490 m
- Swimming pool

### Attributes

-  Swimming pool
-  Garage
-  Private parking
-  Garden
-  Refurbished

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## Description

Sole agent - Amazing villa located on the very top row in a highly residential and prestigious domaine which is situated on the heights of a West-facing slope. The domaine is seriously fully fenced and security is ensured by a guard couple who live on-site at the gate house. The property has just been uncompromisingly fully refurbished by a well-known interior designer, is in new condition throughout, and comes with full planning and all decennial guarantees. The property offers approximately a total of 490 sqm. of luxurious living space, is set in approximately 3,500 sqm. of beautifully manicured gardens and approximately 300 sqm. of terraces. There is truly an incredible indoor-outdoor effect, great transparency throughout, the interiors are always light-flooded, and there is everywhere a long-ranging perspective on the beautiful gardens. The villa is built primarily on one level, all rooms open generously onto the sprawling terraces and are all level with the garden. There are two villas on the property:- Main villa: A large and formal entrance hall, a guest cloakroom, a truly sprawling reception area with high ceilings and mega !! openings everywhere, opening generously onto the surrounding terraces and gardens. This area comprises a vast living area with an open fireplace, perfect for entertaining on a large scale, an open dining area, and an open designer kitchen. All spaces inter-flow into one area of truly exceptional proportions. Also on this level are three luxurious double bedrooms, all with solid oak parquet, en-suite designer bathrooms with solid stone fittings and private terraces. Also on this level is the private master suite with an incredibly luxurious and spacious bathroom, with his and hers custom-made, fitted dressing rooms and a secluded terrace. Also on this level a separate entrance leads to one bedroom with an en-suite shower room and a very big, professional laundry and butler's pantry. Lower level: a snug sitting room, a discreet loo, another cosy room (possibly billiard room), and a serious custom-made wine cellar.- Separate annex: Offers a private apartment for guests with mega picture frame windows. On the lower level of this annex we find a sauna, a fitness room, shower and loo. Misc. 3,500 sqm. Beautifully landscaped gardens, Summer dining area in a glorious setting, stunning sun and lap pool (16 by 5.5 m), two-car garage, courtyard offering private parking for 4-5 cars, interior and exterior highly sophisticated security, remotely controlled systems, automatic watering throughout, ... etc. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)





# Location



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