EXCLUSIVE
RIVIERA HOMES

Villa Kayor - Mougins

Town	Mougins	**Size Of House**	350 m²
Size Of Land	6000 m²	**Number of Bedrooms**	6
Number of Bathrooms	5		

- beautiful family property close to Etang de Mougins
- stunning flat grounds without any noise
- additional building rights of more than 150 m² - CO-EXCLUSIVITY

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Extra Photos

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Property Description

- beautiful family property in the most residential part of Mougins, close to the Etang, the Golf-Country Club and Mougins School
- stunning mature grounds of 6.000 m², flat, south exposure and no noise nuissance
- pool with salt system
- 3 cars garage and car port
- guest house currently used as "atelier"
- initial construction from the 1970's, fully renovated and extended in 2005
- Main house:
  - entrance floor with large double living room with fireplace, opening onto south and west facing terraces, the garden and pool area. Dining room and very large modern kitchen. Access to caretaker's apartment (living room with kitchenette, bedroom and ensuite shower room). Utility room and access to garage.
  - first floor with mezzanine office, master bedroom with ensuite full bathroom and private very large terrace with views on old Mougins (westfacing), two further ensuite bedrooms
  - second floor with two bedooms and a shower room. Attic
- All bedrooms are air-conditionned (heating & cooling). A-C can be easily extended to all other rooms.
- Fuel heating throughout, on the entrance floor underfloor
- Septic tank
- Taxe foncière 5.000 Euros
- additional building rights of more than 150 m²