

**Ref: SOLD FRPS080 - Studio apartment in Mougins**

**Town: Mougins**



**Price** 390,000 Euros  
**Land Size** 8 m<sup>2</sup>  
**Bathrooms / Shower Rooms** 1

**Living Space** 38 m<sup>2</sup>  
**Number of Bedrooms** 1

### Property Description

Tastefully decorated romantic studio apartment with high ceilings, original wooden beams & sky lights. Located in the picturesque village of Mougins overlooking the Bay of Cannes and the nearby Grasse hills.

This apartment is on the 2nd (top) floor and comprises a fully equipped open plan kitchen, 1 bedroom, separate bathroom. It has a private sunny rooftop terrace of 8.4m<sup>2</sup> overlooking the village with sea, village and mountain views. There is the possibility of adding a mezzanine level and new electrics installed there in case a buyer wishes to do.

Fully renovated to very high standard. Everything has been done in the apartment - new kitchen, new bathroom, ceilings and walls insulated. All plastering redone. All new electrics, all new plumbing. All new tiling throughout including outside on the roof terrace. 2 x new skylights with electric open and closing and up/down/tilt blind functions. The double-glazed windows have been especially made to suit the character of the building.

Very quiet building and area, although it is around the corner from the restaurants in the middle of the village.

NB The price includes all furniture, fixtures and fittings. As an owner you can also apply for a parking permit and driving access to the village.

The price includes a 8.4m<sup>2</sup> cave which has been fully renovated, insulated and plastered with fitted wall shelves, teak floor and built-in white wardrobes to hang clothes. Well ventilated with light and air from shaft through the building.

This apartment would make a lovely little home or provide a great holiday rental income as it offers a relaxing dream holiday location. The current rental site could be taken over by the buyer if they require.

Communal charges are low at about 200 Euros per year for communal lighting and building insurance. Local tax (Tax Fonciere) 260 euros.

There are only 3 apartments in this building.

Ideal for a couple or for 2 friends sharing.

In the heart of this charming old village with restaurants and artsy shops. Beautiful walks nearby. Although you are in the centre of the village, this apartment is a haven of peace & tranquility. Every couple who has stayed have not wanted to leave! Within easy access to the surrounding towns of Cannes, Nice, Menton, Biot, St. Paul, Vallauris, Grasse, St. Tropez, Monaco, etc.



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### Property Features

**Air-conditioning   Double glazing   wi-fi   Electric Sun awning**

### Extra Photos

