

Le Domaine des Sources – Mougins, France



Two individual Villas
on a gated and very secluded
Property

Golf Immo Service – Brigitte Graf

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Le Domaine des Sources – Mougins, France

15 Le Domaine des Sources is a private property located on a gentle west ward slope, adjacent to the Royal Mougins Golf Club in Mougins, France. This property was acquired by the initial owners and developers of the Royal Mougins Golf Club, who wanted to have their own private development close to, but not inside the golf club development.

The property has access from Avenue de Pibonson through a private gate. Only four individual properties are located inside the 5,5 Ha large Domaine des Sources, including this project. The project has a direct pedestrian access to the Royal Mougins Golf Club, which also can be used by golf carts.

The project comprises more than 1,5 Ha of land and includes two new villas, Villa Lavender and Villa Rosmarin.

The development of the two villas started in the fall of 2008 and will be completed by the end of 2011. The villas are designed by the local renowned architect, Gilbert Franchi in classical Mediterranean style. The villas are built and equipped to highest standard.

Villa Lavender comprises a construction surface of 423 m² and has four en suite bedrooms and a separated guardian's apartment in addition to all normal rooms and facilities. A 5 x 15 m mirror pool is located on a separate terrace in front of the villa.

Villa Rosmarin comprises a construction surface of 272 m² and includes also four en suite bedrooms+ a spacious barbecue on the south side of the building.

The villas are built in solid reinforced concrete, as are all the retaining walls, providing the classical Provencal terraces on the property. All the walls are covered with hand cut local stones.

An Egyptian marble is used on all floors in the living rooms, bath rooms and on the terraces. Outside the finish is slightly grained to avoid being slippery. The floors in all the bedrooms are covered by wide oak planks. Both villas have lavishly equipped kitchens, with classical French stoves and Gaggenau kitchen ware.

Both villas are equipped with a reversible heating/air conditioning system (Daikin) based upon an air to air heat pump, with one central unit per house.

A very comprehensive garden is under construction where the 15 old indigenous olive trees will be replanted together with a large number of other trees, plants and bushes. The garden will be equipped with an automatic irrigation system and a comprehensive 300+ light arrangement.

A private and remote video controlled gate gives access to the property.

The property is connected to the public utilities, like water, electricity, telephone and the sewerage network. A fire water basin of 100m³ is built along the border on the north side of the property, a safety measure in case of fire.



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Perspective view from North-West



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Perspective view from South-West



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Perspective sketches of gate and entrance



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Perspective view - VILLA LAVENDER



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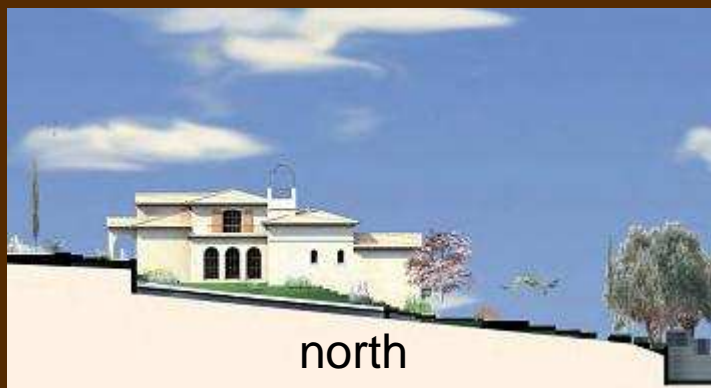
Facades - VILLA LAVENDER



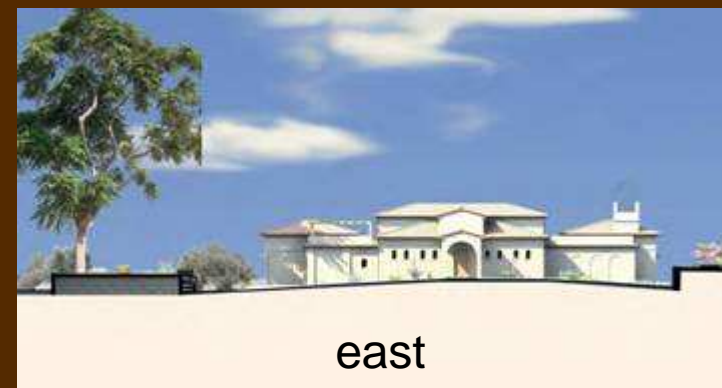
west



south



north



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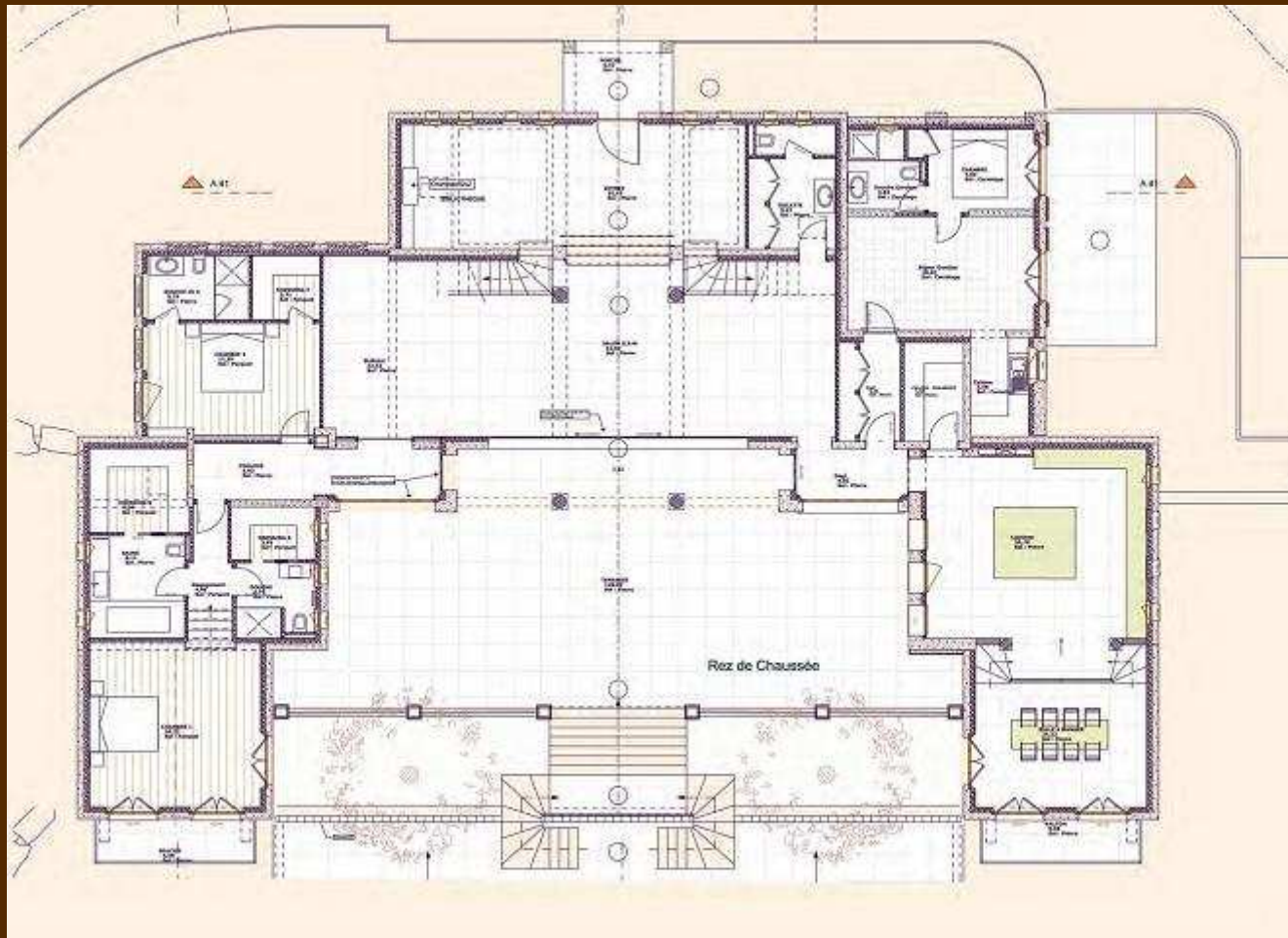
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Ground Floor Plan - VILLA LAVENDER

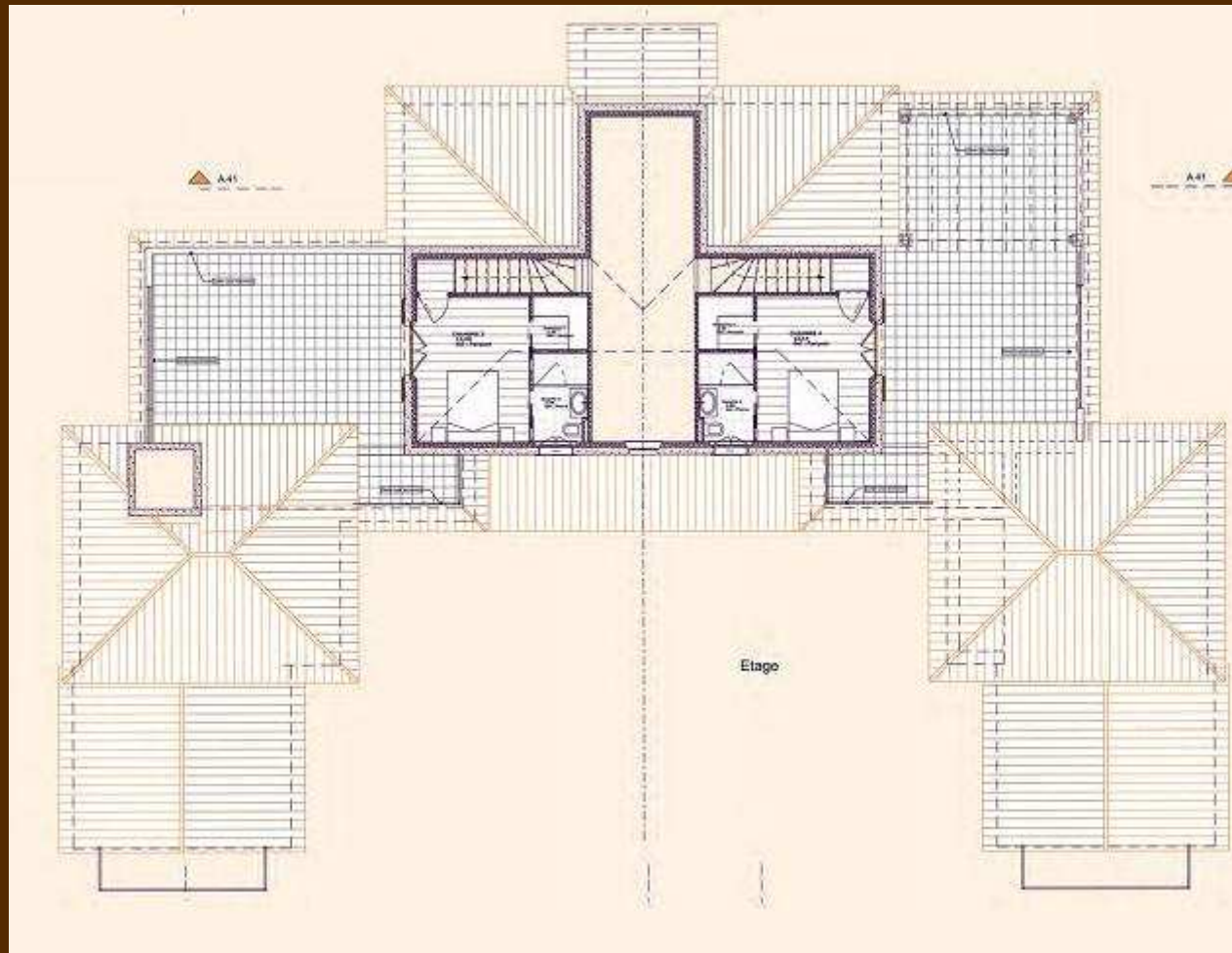


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Plan 1st Floor - VILLA LAVENDER



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Perspective view - VILLA ROSMARIN



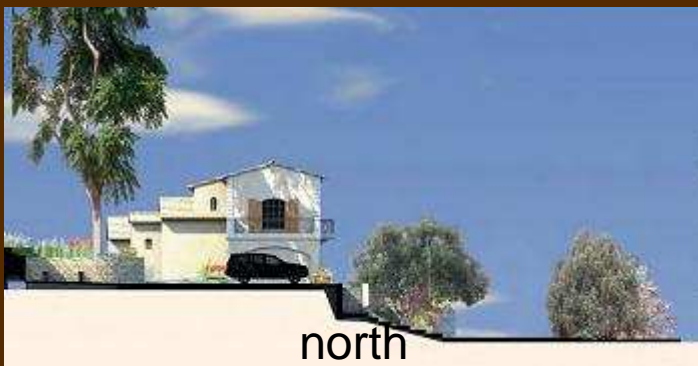
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Ground Floor Plan - VILLA ROSMARIN



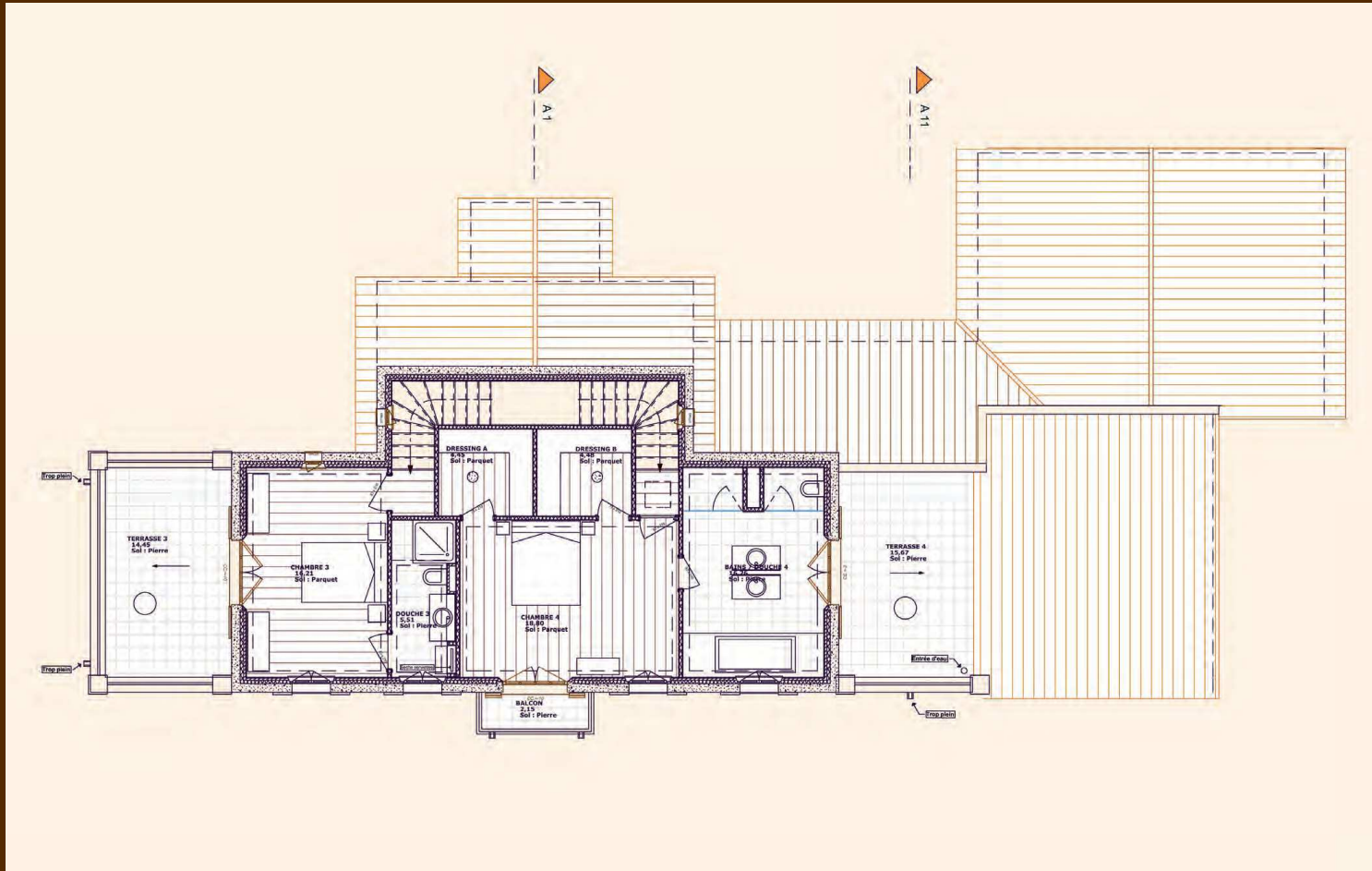
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Plan 1st Floor - VILLA ROSMARIN

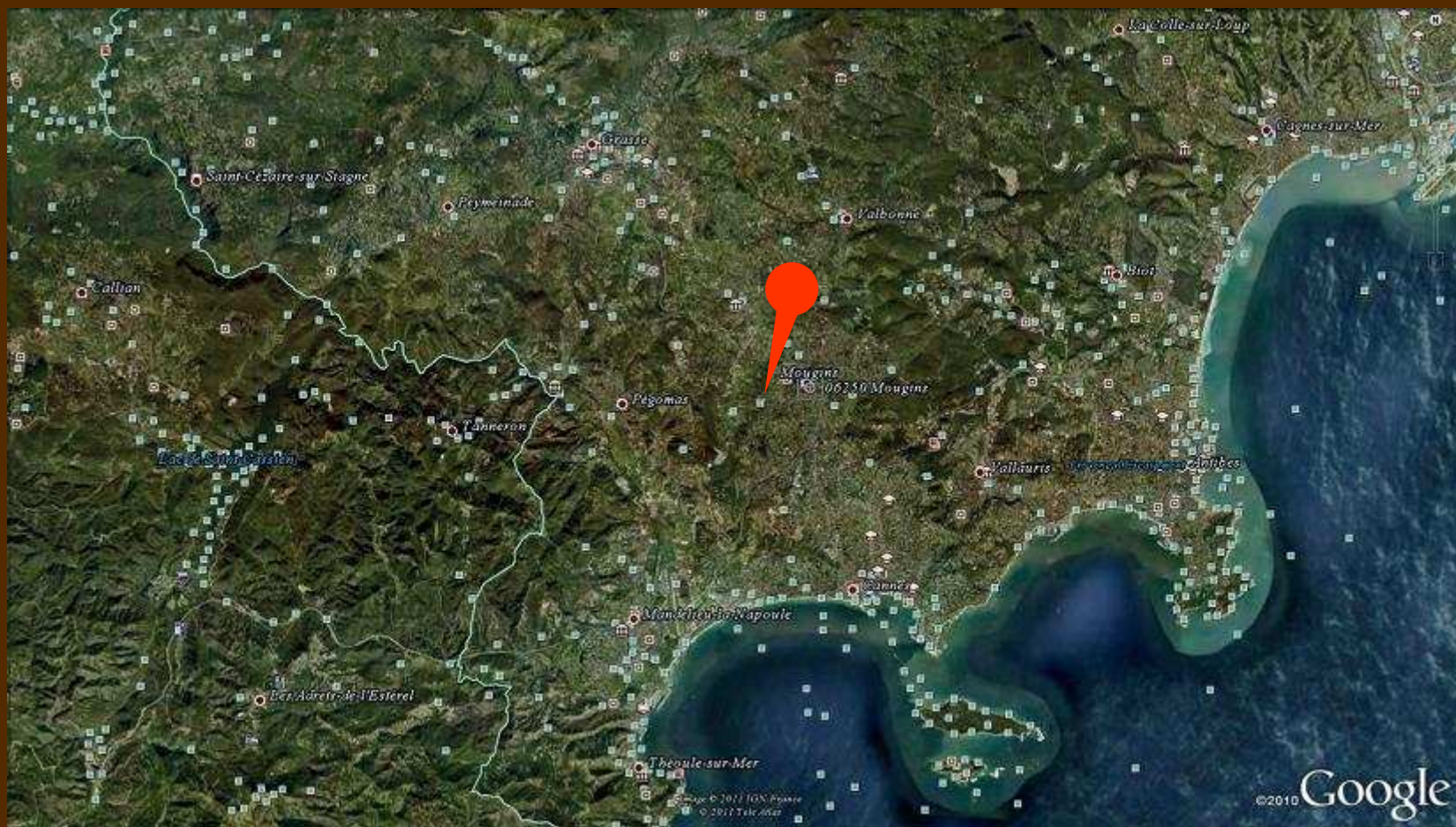


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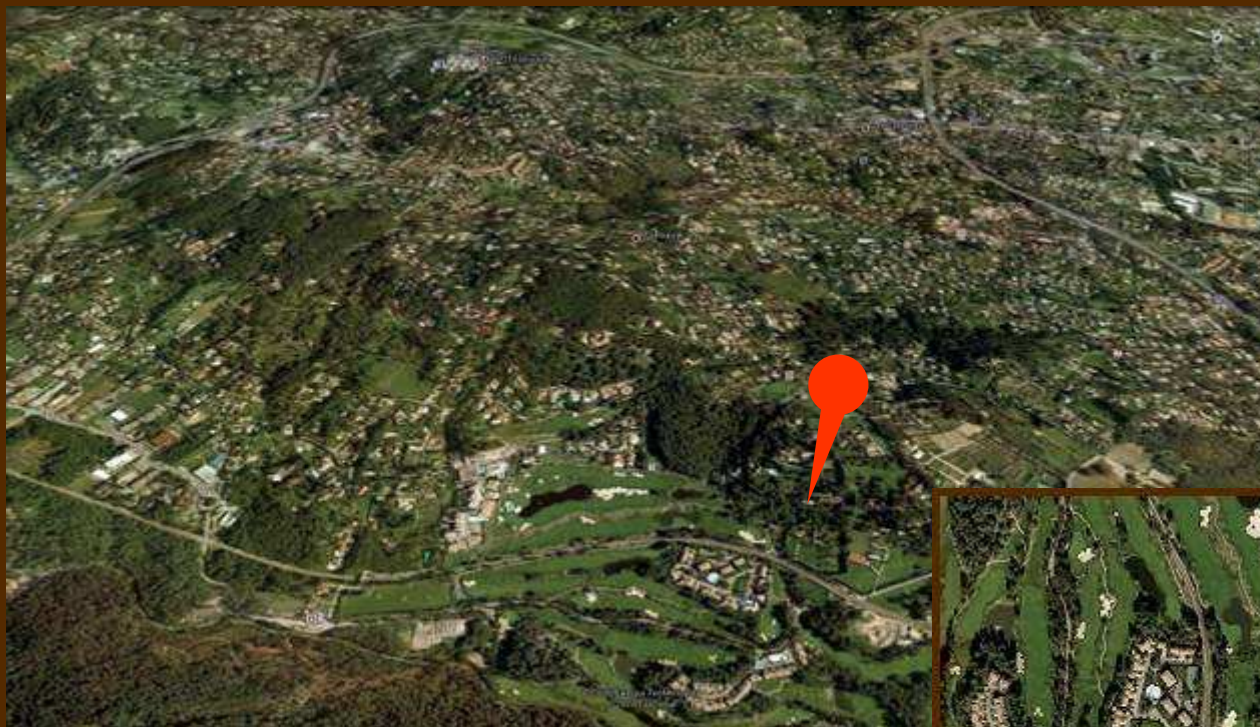
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Mougins - The Old Village with Cannes in the background



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