

# Villa Aramis

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 10

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## Overview

For relaxing holidays in the Côte d'Azur, Villa Aramis is a lovely villa within walking distance to the charming and much-loved village of Mougins, just a short drive from Cannes and its glorious beaches.

In an attractive setting with a south-west facing terrace, this newly renovated villa sleeps 8-10 guests across four air-conditioned bedrooms, each one with its own bath or shower room. Décor across the home is modern and clean with neutral colours adding to the light flooding in from the blue-shuttered windows. On the upper floor, open-plan living and dining allows guests to socialise easily whilst doors lead out to an upper terrace, just wonderful for evening aperitifs and al-fresco dining with pretty views.

Downstairs, by three of the en suite bedrooms, doors lead out to the delightful garden and swimming pool. Built into a rock, the pool is perfect for cooling off on warm summer days or lounge al-fresco by the lavender and ancient olive tree. With towering pines beside you and lovely views of the valley, there's no doubt how close you are to the Mediterranean as you relax outside at your pretty stone abode.

Part of a gated *domaine* with just three other villas, there is a *boulangerie* less than a 5-minute stroll away as well as a local restaurant and other useful amenities. Yet the real draw of the location is that the gorgeous hilltop village of Mougins is also within walking distance if you continue up the hill. With a great reputation for its gastronomic restaurants and much loved by artists including Picasso, Mougins is a joy to explore with its flower-filled cobbled lanes, little galleries, pretty shops and the inspiring Museum of Classical Art.

Cannes and the beaches of the French Riviera are within a short drive or spend time in the enchanting old town of Antibes with its Picasso museum and fascinating history. Enjoy the vibrant ambience of Juan-Les-Pins with yet more great coastline and watersports or follow the incredible walking paths of Cap d'Antibes with such impressive coastal scenery.

The Valmasque forest is wonderful for walkers and nature explorers alike whilst market towns and idyllic villages in the beautiful hinterland include Valbonne, Grasse, Biot and Opio.

Then there's Nice and Monaco, or yet more artistic villages such as St Paul de Vence and Vence. With such natural beauty around you, it's no wonder this magnificent part of southern France has inspired so many great artists over the years.



## Facilities

Wi-Fi/Internet • Wow Factor • Tennis Nearby • Watersports • Cots (Cribs)  
• DVD • Air-Con • Private Pool • Pool Safety Feature • Heated Pool •  
Beach Nearby • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for  
Kids • Ideal for Teens • Pets on Request • Walk to Village • Walk to  
Restaurant • <1hr to Airport • All Bedrooms En-Suite • Smart TV • High  
Chair(s) • Sailing • Walking/Hiking Paths • Wine Tasting • Golf Nearby •  
Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor  
Pursuit & Activities • Tourist Towns & Villages • Scuba Diving • Boat Trips

# Interior & Grounds

## Villa Interiors

### Main/Upper Floor

- Open-plan lounge and dining area with doors leading to upper terrace for al-fresco dining
- Open-plan kitchen, well-equipped
- Bedroom with double bed (160x200cm), small dressing room and en suite bathroom with WC
- Shower room with WC
- Utility room

### Mezzanine Loft Level (via spiral stairs, overlooking living area)

- Lounge area with sofa-bed (160cm) and desk (sloping ceilings)

### Lower Ground Floor

- Lounge with coffee area and doors leading to garden terrace and pool
- 3 x bedrooms with double bed (140x200cm) and en suite bathroom with WC

*Bathrooms have either baths or showers*

## Outside Grounds

- Salt-water swimming pool (2.5-3.2m x 9m) with safety alarm
- Poolside terrace (slightly raised from pool)
- Upper al-fresco dining terrace
- Barbecue
- Garden (two levels)
- Pétanque pitch
- Parking (car port and driveway)

## Facilities

- Wi-Fi
- Underfloor heating
- Air-conditioning (bedrooms only)
- TV (French channels, BBC and Netflix)
- DVD player
- Security system
- Pétanque
- Washing machine and dryer





## Location & Local Information

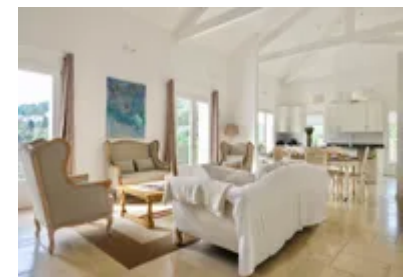
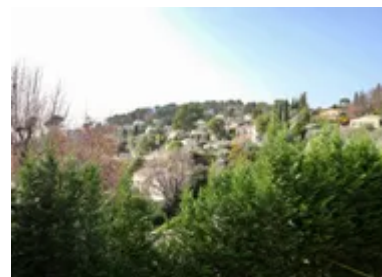
Within walking distance to the lovely Côte d'Azur village of Mougins, Villa Aramis enjoys a wonderful location for exploring the very best of nearby Cannes and the French Riviera.

The villa is set within a gated *domaine* of just three other villas. Wander out of your holiday home and within a couple of minutes you will reach a number of useful amenities including a bank, butchers, pharmacy, a local restaurant as well as a *boulangerie* with a great selection of bread and croissants to take back for breakfast on your terrace.

Continue up the hill and you can walk up to the historic village of Mougins in around 20 minutes (or it's a short drive). Stroll around its flower filled winding lanes, gasp at glorious views and discover why the village inspired so many great artists, including Picasso who spent the last years of his life here. The village hosts the International Gastronomy Festival every September and, with a fine reputation for gastronomy, throughout the year food-lovers head to Mougins to dine in its excellent restaurants or attend cookery school. The village is also home to little art galleries, pretty shops and the impressive Museum of Classical Art.

Heading south, Cannes is just 8km by car. Experience the glamour of one of France's most famous boulevards, La Croisette, relax in a beachside bar overlooking the bay, partake in a great range of watersports or perhaps take a boat excursion out to admire the coastal scenery. Cannes' old quarter, Le Suquet, is a joy to explore with its charming fishermen cottages and steep lanes whilst the atmospheric market, Marché Forville, is a great place to pick up all sorts of regional delights.

Antibes (16km) is another wonderful town with an enchanting old quarter, super-yacht marina and amazing coastal walks along its peninsular, Cap d'Antibes. Then there's Juan-les-Pins, known for its brilliant beaches, watersports and vibrant cafes and restaurants.



Whilst Nice (30km) and Monaco (55km) are other fine days out, there is also so much of the Côte d'Azur hinterland to explore. It's such a superb area for walking, especially in the nearby Valmasque forests and around the tranquil Etang de Fontmerle. There is another popular walking trail between Valbonne and Biot along the Brague river valley.

Don't miss the Friday morning market in the historic town of Valbonne (8km), followed by lunch in one of the many pleasant terrace cafes. Grasse (14km), the perfume capital of France, is another gorgeous place to visit, as are the idyllic villages of Opio (10km) and Biot (14km).

Further inland, the scenery is even more spectacular as you drive towards Gourdon (20km) and the waterfalls north of Le Bar-sur-Loup. Look out for locals swimming in rock pools and keen hikers taking in the magnificent landscapes of this incredible region.

Local Amenities

Nearest Airport	Nice (25km)
Nearest Shop	Bakery/Butchers (Within a 5-minute walk)
Nearest Restaurant	In local neighbourhood (Within a 5-minute walk)
Nearest Village	Mougins (1km (uphill))
Nearest Town	Cannes (8km)
Nearest Beach	Cannes (8km)
Nearest Golf	Royal Mougins Golf Resort (2.5km)
Nearest City	Nice (30km)

## What we love

- Wander up the hill to Mougins, a charming and historic village with many excellent restaurants
- Even closer, there is a lovely bakery as well as other useful amenities within a 5-minute stroll
- Each of the four pretty bedrooms has air-conditioning and en suite bath or shower rooms
- The swimming pool is just perfect for cooling off on hot summer days
- Cannes and the beaches of the French Riviera can be reached in a 15-minute drive

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager
- During festivals and other special events taking place in nearby Cannes, advertised rates do not apply (minimum stay may differ also) - please contact us for a full, up to date quote and to request availability
- The villa sleeps eight guests across four double bedrooms and an extra two guests on a sofa-bed on the mezzanine level (via a spiral staircase, not suitable for children)
- Air-conditioning is featured across the four bedrooms only

# Terms & Conditions

- **Security deposit:** €1500 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 - 6.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings and stag/hen parties are not allowed. Any other celebration or special event are on request only and subject to prior arrangement with the owner and additional charges. Air-conditioning is featured in the four bedrooms only. For 9-10 guests, the fifth bed is a sofa-bed (160cm) on a mezzanine level overlooking the living-dining area. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. During festivals and other special events taking place in nearby Cannes, advertised rates do not apply (minimum stay may differ also) - please contact us for a full, up to date quote and to request availability.

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Extra €400, payable locally on arrival. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.