

# Maison Iwana

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 6

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## Overview

Close to the perfume capital of France, this elegant villa is ideal for guests wishing to explore the beauty of the Côte d'Azur whilst being only half-an-hour from the glitz and glamour of the French Riviera coastline.

Maison Iwana is a modern home with a well-styled living space and contemporary comforts such as a Smart TV and air-conditioning throughout. Sliding doors lead out to the poolside terrace and heated swimming pool whilst the covered terrace and summer kitchen makes al-fresco dining a real treat.

Ideal for up to six adults, each of the three double bedrooms has its own bath or shower room as well as doors leading to the garden or upper balcony. There is also a fitness room and sauna, not to mention the well-tended garden and boules court outside.

Set in a hillside position, it's around 2km to reach the heart of Grasse with its historic charm, medieval lanes and rich perfume heritage. Visit one of the famous perfume studios or museums, admire the daily flower market and eat out in characterful cafes or restaurants. Visit other idyllic villages close by including nearby Cabris, one of France's officially classified '*Plus Beaux Villages*'.

## Facilities

Garage • Villa • Wi-Fi/Internet • Golf Nearby • Air-Con • Tennis Nearby • Watersports • Gym/Fitness Room • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Water park • Forest park/High-rope course • Private Pool • Heated Pool • Boules/Petanque • Ideal for Teens • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Sauna/Steam • Working Fireplace/Woodburner • Heating • Not for little ones • Fenced Grounds • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Surfing • Boat Trips



# Interior & Grounds

## Maison Interiors (250m2)

No children under the age of 12.

### Main Floor

- Open-plan living and dining area with TV, open-hearth fireplace and doors leading to terrace
- Kitchen, well-equipped including oven, dishwasher, gas hob (x5), microwave, fridge, freezer, coffee machine, kettle and toaster
- WC
- Bedroom with double bed (160x200cm), air-conditioning and door leading to garden. Bathroom with corner bath, shower, double sink and WC

### Upstairs

- Bedroom with double bed (180x200cm), air-conditioning and door leading to balcony. Bathroom with bath/shower and WC
- Bedroom with double bed (160x200cm), air-conditioning and door leading to balcony. Bathroom with bath and WC

## Outside Grounds (2000m2)

- Heated swimming pool (10x5m, depth 0.8-1.8m) open approximately April to end-October
- Outdoor shower
- Al-fresco dining terrace
- Deckchairs (x4)
- Boules
- Covered parking (2 cars)
- Fenced grounds

### Facilities

- Ironing facilities





## Location & Local Information

In the Côte d'Azur hinterland, just outside the gorgeous town of Grasse, Maison Iwana is around a 30-minute drive from Cannes and the glorious beaches of the French Riviera.

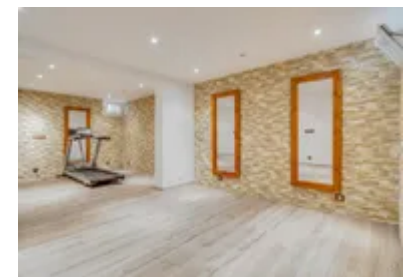
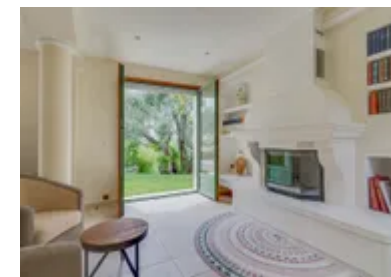
Set in a semi-residential area, perched slightly above a country road, you reach the heart of Grasse in around 2km by car. It's such a beautiful town with a rich heritage, known as the perfume capital of France – take time to visit one of the town's perfume studios or factories. The old quarter is a joy to explore with medieval lanes, pretty squares, the morning flower market and a wealth of characterful places to eat and shop.

Discover the surrounding region, passing hills of cypress, pine and olive trees, coming across picture-perfect villages such as Opio, Cabris and Spéracèdes. A little further, stunning Gourdon (12km) is a paradise for walkers or venture to the nearby Gorges du Loup and its waterfalls.

The market town of Valbonne (10km) is a must for foodies on a Friday morning whilst art-lovers will adore the idyllic perched villages of Vence and St Paul de Vence, both just over half-an-hour away. Heading down towards the coast, stop off for lunch in one of Mougins' gastronomic restaurants, a flower-filled village famed for its associations with Picasso, before travelling down to Cannes (18km) with its glamorous vibe, vibrant markets and palm-fringed shores.

Yet more fantastic beaches can be found in the chic resort of Juan-les-Pins (23km) whilst keen walkers will appreciate the incredible scenery of Cap d'Antibes with its little bays and coastal paths. The old town of Antibes (23km) is full of historic charm and well-worth a visit and those feeling adventurous can enjoy a variety of boat trips and watersports.

## Local Amenities



Nearest Airport	Nice Airport (34km)
Nearest Train Station	Grasse (3km)
Nearest Restaurant	In and around Grasse (2-3km)
Nearest Supermarket	Grasse (2km)
Nearest Town	Grasse (2km)
Nearest City	Cannes/Nice (18km/44km)
Nearest Golf	 (3km)
Nearest Beach	Cannes (19km)
Nearest Tennis	 (3km)

## What we love

- Such a beautiful swimming pool with its decked terrace, summer kitchen and olive trees
- Alongside elegant living spaces, the fitness room and sauna are other wonderful features
- So close to the gorgeous town of Grasse, the perfume capital of France
- Cannes and the palm-fringed shores of the French Riviera are just 18km by car

## What you should know...

- This villa is not suitable for children under the age of 12. It is best suited to 6 adults.
- 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.

# Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 7.00 p.m.

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

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

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** 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. This villa is not suitable for children under the age of 12. It is best suited to 6 adults. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.

- **Changeover day:** Saturday from mid-May to mid-September. Flexible during all other periods.

- **End of stay cleaning available?:** Yes, standard changeover clean included. 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 from mid-May to mid-September. 5 nights during all other periods.

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

- **Tax:** French Visitors Tax is Included.

- **Pool opening dates?:** The pool is open approximately April to end-October. 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.