Villa Espiritu

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

Overview

In one of Cap d'Antibes most exclusive neighbourhoods, just a stroll from the beach, gaze at the sea from your roof-top terrace at this stylish abode in the French Riviera.

Villa Espiritu is a beautiful home, designed with a minimalist Mediterranean vibe alongside contemporary flair. Inside, the white-washed walls and cool tiled floors add to the feeling of space and light in the elegant open-plan living and dining room. Furnished with both vintage and modern pieces, bold prints remind you of the glamour of the Côte d'Azur on your doorstep. Doors open up to a wrap-around balcony for your morning coffee with a view of the sea through the towering pine trees.

Five double bedrooms, three of them with en-suite bathrooms, offer ample space for up to 10 guests – the master bedroom is especially impressive with its views towards the sea. There is air-conditioning throughout and a wonderfully equipped kitchen, ideal for preparing feasts to serve on one of the many terraces across this villa.

It's hard to decide if the *pièce de resistance* is the glistening 15m long swimming pool or the spacious roof terrace with its al-fresco lounge, dining area and barbecue – just wonderful for summer evenings drinking chilled *rosé* with good friends or family.

The setting is also superb – wander down the little lane and you will reach the sea, then continue towards Antibes for sandy beaches and restaurants. Cap d'Antibes also offers some of the most beautiful scenery which can be discovered on walks, especially towards the tip of the breathtaking peninsular.

Explore the cobbled lanes of the exquisite old town of Antibes, visit the Musée Picasso or take a boat trip out to









the Lérins Islands. Drive to vibrant Juan-Les-Pins with its restaurants, beaches and watersports or head inland to discover the beauty of the Côte d'Azur hinterland with idyllic villages and towns such as Biot, Mougins, Valbonne and Grasse.

Of course, Cannes is also close by train or car whilst Nice and Monaco are just a little further. Whether city lovers, golf-enthusiasts, keen hikers or simply lovers of natural beauty and brilliant beaches, this part of the French Riviera is sure to impress you in every way.

Facilities

Scuba Diving • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Watersports • Canoeing/Kayaking • Historical Sites • Ideal for Kids • Tennis Nearby • Cycling • Sailing • Private Pool • Paragliding • Wine Tasting • Boat Trips • Fishing • Air-Con • Golf Nearby • Special Offer • Wow Factor • Has Discount • Has Offer • Ideal for Teens • Cots (Cribs) • Walk to Beach • Pets on Request • Beach Nearby • Modern • Ground Floor Bed & Bath • Pool Safety Feature • Wi-Fi/Internet • Easy By Train • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Heating • Pool inflatables • High Chair(s)

Interior & Grounds

Villa Interiors

Main Upper Floor

- Entrance
- Open-plan living room and dining room with fireplace and wrap-around balcony
- Kitchen, well-equipped
- Guest WC

Middle Floor (Pool Level)

- Master bedroom with large double bed (180cm) and sea-view. En suite bathroom
- 2 x bedrooms with double beds and en-suite bathrooms

Lower Floor (Garden Level)

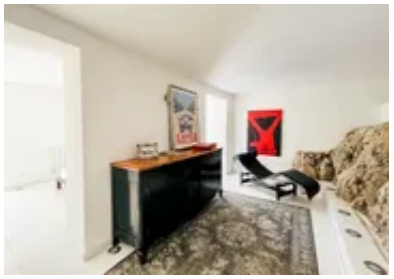
- 2 x bedrooms with double bed and garden access
- Bathroom
- Utility room

Outside Grounds

- Swimming pool (15x5m) with safety alarm
- Outdoor shower
- Poolside terrace with sun-loungers
- Roof terrace with barbecue, lounge/dining area and sea view
- Al-fresco dining terrace
- Second barbecue
- Enclosed gardens
- Terraced levels (with steps)
- Parking (2 cars)

Facilities

- Wi-Fi
- Air-conditioning









- Games for children
- Pool inflatables

Location & Local Information

In the French Riviera with breathtaking sea-views through the pine trees, Villa Espiritu enjoys a privileged location in one of the most exclusive neighbourhoods of Cap d'Antibes, also within walking distance to a number of wonderful beaches.

Close by, there is a *boulangerie*, Italian deli and small supermarket within a 10-minute walk and restaurants also within walking distance, all within a kilometre or so.

The glistening Mediterranean is just 200m away – follow the coastal road and you will soon reach a glorious sandy beach in just a 10-minute stroll. You will also find Antibes Sailing Club a little further with a range of watersports whilst the next beach along, with a fantastic promenade, offers paddle-boarding and kayaking as well as some pedal boats.

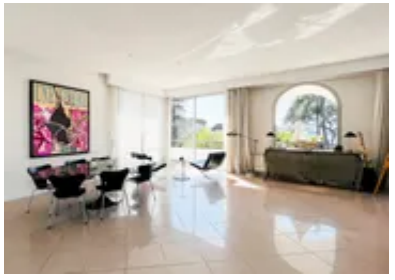
Continue on to the heart of Antibes' old town, about a 20 to 30-minute walk away, a charming place with winding lanes, historic buildings and 16th century ramparts alongside a glamourous marina. Visit the covered market to pick up all sorts of delights, then head to the Musée Picasso followed by a coffee or ice-cream in a delightful café. Boat trips depart out to the Lérins Islands or even as far as Saint-Tropez and there are also opportunities to charter your own boat and skipper – a superb way to visit this glorious part of the Côte d'Azur.

Just a short drive away, the chic resort of Juan-Les-Pins has a great reputation for its beachside restaurants, boutiques and bars which come alive in the evening. It also has some wonderful beaches and it is the best area for watersports.

For quieter moments, there are some lovely walking trails along the coast in Cap d'Antibes, especially at the southern tip of the peninsular. If you feel like a change of scene, head inland and follow the beautiful hiking route between Biot and Valbonne, following the Brague river through enchanting woodland.









Of course, there is so much of the French Riviera to see as well, perhaps starting in glamourous Cannes with its glitzy reputation, or maybe heading inland to some of the idyllic hilltop villages and towns such as Mougins, Biot, Valbonne and Grasse. Nice and Monaco are also ideal for a perfect day out and both can be reached by train (as can Cannes).

Golf-lovers also have a great range of courses to choose from across the Côte d'Azur and its hinterland including the prestigious Royal Mougins Golf Resort just 20km away (and others even closer).

Local Amenities

Nearest Airport	**Nice Airport (17km)**
Nearest Train Station	**Antibes (3km)**
Nearest Restaurant	**Various along seafront (Within 1km)**
Nearest Shop	**Bakery (Within 1km)**
Nearest Supermarket	**Small supermarket (Within 1km)**
Nearest Town	**Old Antibes (Within 2-3km)**
Nearest Beach	**Sandy town beach (Within 1km)**
Nearest Tennis	**Nr Antibes (5km)**
Nearest Golf	**Golf de Biot (7km)**

What we love

- This stunning villa is in one of Cap d'Antibes' most exclusive neighbourhoods
- Dine al-fresco with sea-views on the spacious roof terrace or swim in the 15m long swimming pool
- Stroll to a selection of beautiful beaches, useful shops and inviting restaurants in just a few minutes
- The charm of old Antibes and its glitzy marina is also within walking distance
- Visit Cannes, Nice and Monaco or drive inland to discover the natural beauty of the Côte d'Azur hinterland

What you should know...

- The villa and grounds are on terraced levels with many steps and railings – small children will need to be supervised.
- 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.
- Bookings for May are on request only - please enquire for pricing and availability.
- 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.

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 p.m. - 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:** 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. Weddings and stag/hen parties are not allowed. Any other special events/celebrations are on request only and subject to prior arrangement with the owner and additional charges. 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. Bookings for May are on request only - please enquire for pricing and availability.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €450, payable locally. 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.

- **Other Cleaning:** Mid-stay cleaning for stays of 7+ nights included

- **Smoking Allowed?:** No.

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

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

- **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.