

Villa La Rosee

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

Overview

Close to the heart of Cannes, experience the luxury of French Riviera life at this beautifully renovated villa with sea-views from every floor.

Once belonging to the owner of a world-famous cosmetics company, whose picture now graces the wall in one of the two elegant lounges, this impressive Côte d'Azur holiday home welcomes visitors with its contemporary yet classic interiors. As well as ample living space, the villa boasts a high-end kitchen-diner with doors opening up to a covered al-fresco dining area and state-of-the-art barbecue.

On the first floor a master bedroom features a walk-in wardrobe as well as an opulent en suite whilst two lovely, bright bedrooms can be found on the top floor with pretty shuttered windows peeking out to vistas of Cannes. The garden level is home to two further doubles, each with a smart en suite shower room, whilst a separate studio bedroom has its own kitchenette, great for friends or family looking for a little independence from the main *maison*.

Work out in the private gym or find a spot on one of the various terraces looking out beyond the palm trees and rooftops towards the glorious Bay of Cannes. The heated swimming pool is another luxurious addition to this perfectly positioned home so close to everything Cannes has to offer.

In a residential area, you can wander down to the iconic French boulevard, La Croisette, in around twenty minutes where you will find a fine sandy beach, classy restaurants and high-end hotels. Take time to explore this fantastic city, not just the glitzy boutiques and bars but also the old fishing quarter, Le Suquet, and the bustling markets such as Marché Forville. Boat trips will whisk you away for various excursions along the French Riviera or pack a picnic for a day at the beautiful Lérins Islands.

Cannes offers amazing beaches, fantastic watersports and a wealth of activities for every age, yet there is so much more of the Côte d'Azur to see. The beachside restaurants and bars of Juan-Les-Pins, the incredible coastal walking trails of Cap d'Antibes and the art galleries of hilltop Mougins. Learn more about France's perfume heritage in Grasse, just half an hour away, and visit the enchanting Provençal Friday-morning market in Valbonne.

Then there's the prestigious golf courses of this region, horse-riding in the hinterland, olive-oil tastings in tiny villages or simply enjoying a glass of *rosé* over lunch in a gastronomic restaurant in the hills.

Whether soaking up the glamour of Cannes or discovering the stunning landscapes, towns and villages surrounding the world-famous town, the French Riviera offers something for everyone in this magical part of southern France.



Facilities

Golf Nearby • Walking/Hiking Paths • Horse Riding • Watersports • Historical Sites • Tennis Nearby • Cycling • Sailing • Scuba Diving • Walk to Beach • Boat Trips • Wi-Fi/Internet • Fishing • Air-Con • Easy By Train • Wow Factor • Walk to Village • Cots (Cribs) • Gym/Fitness Room • Private Pool • Beach Nearby • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors (300m2)

Main Floor

- Entrance
- 2 x living areas
- Dining area with doors opening up to terrace
- Kitchen, fully-equipped
- Guest WC

First Floor

- Master bedroom with double bed (180cm), dressing room and en suite bathroom with bath, separate shower and WC.
- Shower room and WC (also connected to master bedroom)

Second Floor (sloping ceilings)

- Bedroom with double bed (140cm) and sea-view
- Bedroom with double bed (140cm) and sea-view
- Shower room and WC

Lower Ground/Garden Level

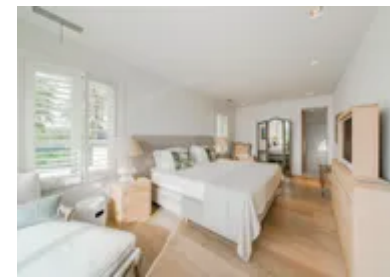
- Bedroom with double bed (160cm) and doors leading to garden. En suite shower room with WC
- Bedroom with double bed (180cm) and doors leading to garden. En suite shower room with WC
- Office

Separate Annexe

- Studio bedroom with double bed (160cm), kitchenette, laundry facilities and en suite shower room with WC
- Gym (in converted garage)

Outside Grounds

- Heated swimming pool
- Poolside terrace with sun-loungers
- Summer kitchen and barbecue



- Various terraces for al-fresco dining/lounging
- Garden

Facilities

- Wi-Fi
- Heating
- Air-conditioning
- TVs
- Gym
- Washing machine and dryer

Location & Local Information

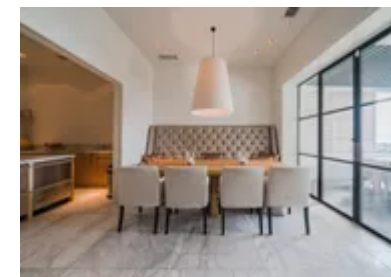
Close to the heart of central Cannes, Villa La Rosée is set within a residential district around 1.5km from the famous boulevard, La Croisette, and its glorious long sandy beach.

Experience the buzz of Cannes with its excellent restaurants, trendy bars, little boutiques and vibrant markets selling a variety of wonderful fresh produce. Yet Cannes isn't just about mega yachts in the marina and the Palais des Festivals, you can also discover its charm when wandering around the old quarter, Le Suquet, and admiring the views from the elevated Église Notre-Dame d'Espérance.

The palm-fringed beaches are wonderful whether you seek out a private club with sun-loungers and waiter service or a public area, many with a great range of watersports from stand-up paddle boarding and sea-kayaking to jet-ski and more. There are plenty of boat trips as well including whale watching excursions, tours along the coast and ferries out to the beautiful Lérins Islands.

Antibes (10km) is another great highlight of the French Riviera – spend time wandering around the old quarter with its characterful lanes and historic walls, visit the Picasso museum and enjoy lunch in a pretty square. Keen walkers will adore the coastal trails of Cap d'Antibes or soak up the vibrant ambience in Juan-Les-Pins, much loved by Parisians in the summer.

The villages of the hinterland are also enticing – flower-filled Mougins, Picasso's home in his later life, is renowned for its artistic and gastronomic scene whilst St-Paul-de-Vence is home to the highly respected Fondation Maeght art gallery featuring the Miró maze in its gardens. Vence is another beguiling village to visit and be sure to pop into Matisse's Chapelle du Rosaire. Valbonne is a handsome town at any time of day but especially on Friday mornings with its atmospheric Farmer's market whilst delightful Grasse is home to some of France's most famous perfume factories.



There are numerous golf-courses across this part of southern France, especially close to Mougins, as well as many lovely walks through the Valmasque woodland, ideal for all the family. There's an especially scenic walking trail between Valbonne and the gorgeous village of Biot, following the Brague river through lovely surroundings.

Local Amenities

Nearest Airport	Nice Airport (23km)
Nearest Train Station	Cannes (2km)
Nearest Town/City	Central Cannes (Within 1.5km)
Nearest Restaurant	Central Cannes (Within 1.5km)
Nearest Beach	La Croisette (1.5km)
Nearest Supermarket	Casino (1.5km)
Nearest Tennis	Cannes (1km)
Nearest Golf	Cannes Mougins Golf Country Club (10km)

What we love

- An elegant Cannes villa once belonging to the owner of a world-famous cosmetics company
- Enjoy views of the Bay of Cannes from every floor and many of the wonderful terraces
- Stroll into the heart of Cannes with its fine beaches, high-end restaurants and pretty boutiques
- Take a boat trip for a tour of the French Riviera or visit the beautiful Lérins Islands
- This region is known for its prestigious golf courses, wonderful walking trails and a wealth of activities for every age

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.
- One of the bedrooms is in a separate annexe with its own entrance.
- During festivals and other special events taking place in Cannes, advertised rates do not apply (minimum stay may differ also) - please contact us for a full, up to date quote.

Terms & Conditions

- **Security deposit:** €10,000 paid via bank transfer to the owner one month before arrival and refunded up to one month after departure, provided the property is damage-free.

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

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

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

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

- **Pets welcome?:** No.

- **Other Ts and Cs:** Weddings, stag/hen parties and other celebrations are not permitted. 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. Cots and highchairs are available on request subject to an extra fee of €75 per week (cots) and €25 per week (highchairs), payable locally. During festivals and other special events taking place in Cannes, advertised rates do not apply (minimum stay may differ also) - please contact us for a full, up to date quote.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning available?:** Yes. 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?:** No.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, personal liability and any accidental damage caused during their stay. A copy of this policy must be provided to the owner minimum one month before arrival. Should the insurance policy not provide cover for all of these eventualities, a deduction from the security deposit of approx. 1.8% of the rental amount will be made by the owner to pay for appropriate cover.

- **Minimum stay:** 2 weeks. All other durations on request only.

- **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.

- **Tax:** French Visitors Tax payable locally (typically costs €1-€3 per adult per night- please enquire if exact amount is required).

- **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.

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