

Villa Luisa

Region: French Riviera (Cote D'Azur) **Sleeps:** 14

Overview

In a prime position on the French Riviera, just 150m from the Mediterranean, Villa Luisa is an extraordinary holiday home enjoying spectacular views of the Mediterranean on the Cap d'Antibes peninsular, within walking distance to Juan-Les-Pins.

With a unique layout, this gorgeous abode features five levels with the vistas more inspiring the higher you are. At the very top, the master bedroom will take your breath away, especially with its en suite bathroom looking far out over the marina towards the sparkling sea. On the floor below, everyone can soak up the scenery from the stylish open-plan living and dining space which can be found alongside the state-of-the-art kitchen. Doors open up to the sea-facing terrace with ample space for al-fresco dining, lounging and swimming in the heated infinity pool.

Heading downstairs, there are more lovely views to be enjoyed from the three third floor bedrooms, also part of the main villa, and each with their own pretty terrace and shower room. The final two bedrooms can be found in a separate guesthouse, situated towards the front of Villa Luisa, covering the second and first floor with its inviting living-dining and kitchen space, king-sized double and bunk-beds. Across this contemporary home you will find air-conditioning throughout, satellite TV and a lift serving the first three floors.

Step outside, stroll down the lane and within 150m you will reach the sea with boats in the marina and, just a little further, a sandy beach, diving school and sea-kayak rental. Continue along the coastal road and soon you will reach the chic resort of Juan-Les-Pins with its brilliant beaches, further watersports and vibrant restaurants. Hop on a boat for a tour of the Cap d'Antibes or simply laze in one of the many summer beach clubs with waiter service.

The Cap d'Antibes is also loved for its rugged coastline hikes, a wonderful way to admire the stunning scenery, and idyllic bays which used to be frequented by the likes of Picasso and Hemingway. The old-town in Antibes is also full of charm with its winding lanes, characterful bistros, covered market and Picasso museum.

Spend a day in Cannes, just a short drive away, plan day trips to Nice or Monaco and take time to visit the alluring hinterland with flower-filled hilltop villages such as Mougins, Biot and Vence. Then there's the weekly Provençal market in historic Valbonne and the perfume museum in beautiful Grasse, not to mention the rolling landscapes of olive groves, hills and woodland just waiting to be explored.



Facilities

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

Interior & Grounds

Main Villa Interiors

Top Level (fifth floor)

- Master bedroom with double bed (180cm), TV, safe, dressing area and en suite bathroom with separate shower and WC

Fourth Floor

- Open-plan living area with TV, fireplace and sea-views
- Open-plan kitchen and dining area, fully-equipped with doors opening up to large terrace and swimming pool
- Guest WC

Third Floor

- 2 x bedrooms with double bed (180cm), terrace with sea-view and en suite shower room with separate WC
- Independent bedroom with double bed (180cm), terrace with sea-view and separate shower room with WC
- Laundry room

Lower Level (ground floor)

- Main entrance with lift
- Garage access

Guest House Interiors (accessed outside)

Second Floor

- Living-dining area with sofa, TV, dining table and open-plan kitchen

First Floor

- Bedroom with double bed (180cm) and sea-view
- Bedroom with two sets of bunk-beds
- Shower room
- WC



- Laundry room

Outside Grounds

- Heated swimming pool (10x4m) with cover (accessed from fourth level)
- Al-fresco dining and lounge terrace (accessed from fourth level)
- Barbecue
- Garden (off third level)
- Terraced levels and steps
- Garage (for 2 cars) and parking

Facilities

- Wi-Fi
- Heating
- Fireplace
- Air-conditioning
- Lift (serves first three floors)
- Satellite TV
- Safe
- Alarm system
- Electric shutters

Location & Local Information

Villa Luisa enjoys a spectacular location on the Cap d'Antibes peninsular, a short stroll from the Mediterranean and within walking distance to the much-loved resort of Juan-Les-Pins.

Walk down the end of the lane and in 150m you will reach the sea. Watch boats bob around in the marina and find your way to the little sandy beach, only 350m from the villa, which is partly open to the public. Close by there is also a diving school, sea-kayaking and yacht rental.

Stroll further up the coastline and within fifteen to twenty minutes you will reach the heart of Juan-Les-Pins with its many beachside restaurants, further watersport opportunities, boat trips and overall vibrant ambience. This is a lovely stretch of shore, a mixture of public and private beaches with some establishments offering sun-bed hire and waiter service.

There is also so much to discover on the Cap d'Antibes peninsular with some incredible walking trails following the rugged coastal scenery and idyllic bays, some very remote, others less so such as the well-known Plage de la Garoupe, much loved by Picasso during his time on the French Riviera. As the night nears, enjoy some magical sunsets from the nearby beaches on the western side.

The old town of Antibes, around 3km away, is also full of charm and a wonderful place to spend time. Its old quarter is a warren of medieval lanes with pretty bistros and shops whilst beyond the 16th century ramparts is the marina with impressive yachts. The Picasso museum is worthy of a visit, as is the covered Provençal market where you can pick up all sorts of delicious local produce.

You are of course so close to Cannes (11km) with its glorious beaches, yet more watersports, glamorous boutiques as well as glitzy bars and restaurants. Enjoy amazing views of the Bay of Cannes from the historic district, Le Suquet, and soak up the ambience at the bustling food market, Marché Forville. Numerous boat



excursions depart from the marina including ferries to the Lérins Islands, a trip not to be missed.

As well as the glistening French Riviera coast, there is also so much to explore inland. Art-lovers will adore the galleries in Mougins, a pretty hilltop village also renowned for its gastronomic scene, whilst picturesque St-Paul-de-Vence is home to the Fondation Maeght. Market day in Valbonne, 18km away, is always a delight or head a little further to learn all about France’s perfume heritage in the beautiful town of Grasse.

Local Amenities

| | |
|-----------------------|----------------------------------|
| Nearest Airport | Nice (17km) |
| Nearest Train Station | Juan-les-Pins (Within 2km) |
| Nearest Restaurant | Near Juan-Les-Pins (750m-1km) |
| Nearest Beach | (350m) |
| Nearest Village | Juan-Les-Pins (1km) |
| Nearest Supermarket | Casino Shop (1.2km) |
| Nearest Town | Antibes (3km) |
| Nearest Golf | Golf de Biot (8km) |
| Nearest City | Cannes/Nice (11km/25km) |

What we love

- A prime setting in Cap d'Antibes, just 150m from the shores of the Mediterranean
- Make the most of the magnificent sea views from the upper rooms and terraces
- Stroll down to the glorious beaches and chic restaurants of Juan-Les-Pins
- Discover idyllic bays and stunning walking trails in the Cap d'Antibes
- The old-town of Antibes is full of charm whilst the glamour of Cannes is also close by

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.
- Villa Luisa has two separate sections (guesthouse and main villa) over five levels - see the "Features" tab for full details and layout of bedrooms.
- The lift only serves the first three floors.
- With terraced levels, many steps and railings, young children will need to be supervised.
- 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?:** No, extra charge payable locally (based on meter reading).

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

- **Pets welcome?:** No.

- **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. 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?:** No, extra charge payable locally (based on meter reading).

- **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.

Please click here to view the full property Terms and Conditions (https://www.oliverstravels.com/fileadmin/pdf/Security_Deposit_T_C_wording_2022.pdf).