La Residence

Region: French Riviera (Cote D'Azur) **Sleeps:** 12

Overview

A prestigious large villa just outside Monaco, La Residence will impress you with its elegance, space and stunning views.

Imagine enjoying breakfast on your beautiful terrace, overlooking the rooftops towards the azure-coloured sea, before dipping into the refreshing swimming pool that can be heated upon request. The gardens are superb with space to relax on the poolside sun-loungers, sip a coffee on a shaded terrace, play table tennis and dine al-fresco with loved ones, always surrounded by majestic trees and glorious vistas. The sunsets in the evening are especially divine.

The interiors are also exquisite – expect plush furnishings and high-end features such as air-conditioning, a brilliantly equipped gym and fantastic cinema room. The six luxurious bedrooms can be found across the main villa and guest house, each with a contemporary bath or shower room, allowing up to twelve guests to stay in this magnificent abode.

On the edge of Cap d'Ail, wander down the hill for your morning pastries and groceries and it's just a short drive to a selection of restaurants and beaches. Monaco is only a 5-minute drive away, an incredible principality with four distinct districts including the charming old town and the glamourous Monte Carlo. Shop to your hearts delight across markets and boutiques, visit fascinating museums and soak up the unique ambience of this extraordinary corner of the French Riviera.

You're also perfectly placed with easy reach of Nice, Antibes and Cannes as well as the picturesque seaside resorts of Beaulieu and Menton. Then there's idyllic villages close by such as La Turbie and hilltop Èze and









some extraordinary walking trails – keen hikers should head to Tête de Chien for magnificent views of Cap d'Ail, Monaco and beyond.

Facilities

Wine Tasting • Tennis Nearby • Cycling • Ideal for Kids • Scuba Diving • Boat Trips • Historical Sites • Private Pool • Watersports • Walk to Village • Fishing • Air-Con • Golf Nearby • Walking/Hiking Paths • Horse Riding • <1hr to Airport • Ideal for Teens • Maid Service Included • Cots (Cribs) • Heated Pool • Wow Factor • Beach Nearby • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Easy By Train • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Indoor Games • Gym/Fitness Room • Satellite TV • Table Football • Home Cinema • Heating • Xbox/Playstation/Wii • Trampoline • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Main Villa Interiors

- 3 x bedrooms with double bed, balcony with sea-view and en suite bathroom
- Cinema room (with space for an extra double bed on request)

Guest House Interiors

- 2 x bedrooms with double bed, balcony with sea-view and own bathroom
- Bedroom with twin bed, balcony with sea-view and own bathroom
- Gym (separate entrance) with Cybex weight machines, treadmill, stepper, fitness bike

Outside Grounds

- Heated infinity swimming pool with pool safety alarm (and pool fencing/enclosure on request
- Barbecue
- Trampoline
- Parking (10 cars)

Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Satellite TV
- Cinema room
- Gym with weights, treadmill, stepper and bike
- Table tennis
- Table football
- Trampoline
- Nintendo Switch and Wii
- Alarm system









Location & Local Information

On the French Riviera just outside Monaco, La Residence is set in an elevated position only a short walk from Cap d'Ail's *boulangerie* and shops. It's a great location for exploring the Côte d'Azur - Nice can be reached in around 20 minutes as the villa is conveniently placed just below the road that connects Monaco to the A8 autoroute and beyond.

It's just a 5-minute drive across to Monaco, an incredible principality with four districts including the old town where you can stroll a warren of picturesque lanes and discover beautiful buildings such as St Nicholas Cathedral and Place du Palais. Spend time in Monte-Carlo and the famous Place du Casino to experience the high-life or head to the Codamine district and visit the atmospheric daily market where you can pick up all sorts of Provençal delights. Keen shoppers will also love the designer names on show in many of the boutiques found across Monaco.

Cap d'Ail is known to be home to many picturesque beaches, all just a short distance from your villa. Plage Marquet has shallow, clear waters and summer watersports such as kayaking and catamarans whilst there are other stunning beaches dotted along this part of the Côte d'Azur accessed via little paths, rocks and steps.

Further along the coast towards Nice, other beautiful French resorts include Èze-sur-Mer and Beaulieu or discover the beauty of Saint-Jean-Cap-Ferrat with is amazing walking paths and coastal scenery. In the other direction, Menton is a pretty seaside town close to the Italian border that was especially loved by British aristocracy in the 19th century.

Nice is of course another fine day out with its galleries, shops and markets or continue onwards to other gems of the French Riviera such as Antibes and Cannes, around an hour by car (or train). Not to mention many idyllic villages inland from nearby Èze to St Paul de Vence, Mougins and even Grasse a little further.









The picturesque village of La Turbie, around 6km away, is home to the Michelin starred Hostellerie Jerome as well as the impressive remains of Roman Trophee d'Auguste and its small museum. There are some beautiful walks from the village such as towards Tête de Chien with an amazing viewpoint of Monaco and then down to Cap-d'Ail. The GR51 Côte d'Azur walking route passes through the village and it's a popular area for rock-climbers too.

Local Amenities

Nearest Airport	**Nice (29km)**
Nearest Train Station	**Gare Cap d'Ail (1.5km)**
Nearest Shop	**Boulangerie and small supermarket (10-minute walk)**
Nearest Restaurant	**Local area and Monaco (Between 1.5-3km)**
Nearest Beach	**Plage Marquet (1.5km)**
Nearest Town/City	**Monaco (Around 3km)**
Nearest Golf	**Monte Carlo Golf Club (10km)**

What we love

- A high-end villa close to Monaco with stunning sea-views and luxurious interiors
- The superb features include a cinema room and brilliantly equipped gym
- Gaze at the beautiful sunset as you dine al-fresco or sip cocktails by the infinity pool
- It's just a short stroll down to the local *boulangerie* and shops
- The heart of glamourous Monaco is just a 5-minute drive away

What you should know...

- La Residence sleeps up to 12 guests across its six bedrooms. For an extra cost it is possible to add a double bed to the lower floor cinema room for an additional two guests – please enquire.
- Three bedrooms can be found in the main villa and three bedrooms are in the guest house.
- 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:** Security deposit amount and method of payment to be advised at the time of booking.

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

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

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

- **Linen & towels included?:** Yes, changed mid-week.

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

- **Other Ts and Cs:** Weddings and stag/hen parties are not allowed. Any special events or celebrations are on request only and subject to prior arrangement with the owner and additional charges. A cot and highchair are available on request. 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.

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

- **End of stay cleaning:** Standard changeover clean included in the price. 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:** Maid service available six days a week also included

- **Smoking Allowed?:** No.

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

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

- **Pool heating charge?:** Extra €250 per week, paid in advance to Oliver's Travels. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Pool towels included?:** Yes, changed mid-week.

- **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.