

# Le Balcon De Cannes

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

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## Overview

The panoramic views towards the bay of Cannes are outstanding from this beautiful holiday villa set close to the idyllic village of Mougins, the perfect base for exploring the delights of the French Riviera.

Le Balcon de Cannes offers understated elegance alongside a great sense of comfort with traditional yet stylish interiors. Wood beamed ceilings and grand stone fireplaces contrast touches of contemporary décor and impressive works of art. We love the high ceilings of the spacious living-dining area and the blue hues of the striking TV room. Four bedrooms sleep up to 10 guests, including a gorgeous master bedroom with a splendid en suite, two further doubles and bathrooms and a fourth bedroom with bunk-beds that will appeal to families.

Across the wonderful terraced grounds, find a shady spot for morning croissants and coffee or simply relax by the swimming pool where you can make the most of the incredible landscapes of distant hills and the Mediterranean. Summer feasts await by the barbecue on warm evenings in such beautiful surroundings.

Enchanting Mougins, famed for its art and gastronomy, is only 4km away – there are more vistas to be admired from this hilltop village or just spend time exploring its flower-filled medieval lanes. The glamour of Cannes is also close by with so many shops, restaurants, markets, beaches and boat trips. Not to mention one of France's most famous boulevards, La Croisette, and the renowned Palais des Festivals.

There's more glorious beaches close to Juan-Les-Pins and beyond, then there's the beauty of Cap d'Antibes and its walking trails or the charm of Antibes' historic old town. A little further afield, spend the day in Nice and Monaco or



discover the allure of Côte d'Azur hinterland with the market town of Valbonne, the perfume studios of Grasse and yet more hilltop villages dotted across the landscapes of pine, olive and cypress trees.

## Facilities

Walking/Hiking Paths • Villa • Boat Trips • Scuba Diving • Sailing • Cycling  
• Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports •  
Horse Riding • Wi-Fi/Internet • Golf Nearby • Fishing • Wine Tasting •  
Cots (Cribs) • Private Pool • Beach Nearby • Pool Safety Feature • Ideal for  
Kids • Ideal for Teens • <1hr to Airport • Smart TV • Satellite TV • Heating  
• High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

- Open-plan lounge and dining area
- TV room
- Kitchen and utility room
- Master bedroom with king-size double bed and bathroom with bath, walk-in shower and dressing room
- Bedroom with queen-size double bed and bathroom
- Bedroom with double bed and bathroom
- Bedroom with two sets of bunk-beds

## Outside Grounds

- Swimming pool with safety alarm
- Covered al-fresco dining kitchen
- Summer kitchen
- Barbecue
- Terraced grounds with steps
- Parking (for up to 2 cars)

## Facilities

- Wi-Fi
- Heating
- Smart TV with satellite and Netflix





## Location & Local Information

Le Balcon de Cannes is set in the hills behind Cannes, close to charming Mougins in the Alpes-Maritimes department of southern France, an ideal base for exploring the French Riviera and its beautiful hinterland.

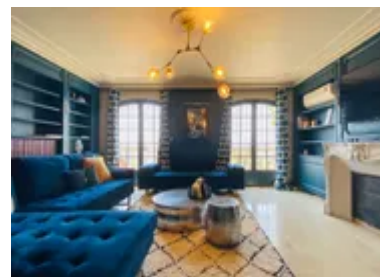
On a lane winding through a residential area, enjoy amazing views out towards the Bay of Cannes from your perched position. Conveniently set back from La Provençale, it is also a great location for Nice Airport, under half an hour away by car.

The picture-postcard village of Mougins is 4km away, one of the Côte d'Azur's most loved villages and once home to Pablo Picasso. There are more stunning views towards Cannes from its hilltop position when not exploring the warren of flower-lined medieval lanes filled with historic houses, little shops and inviting places to eat. Indeed, the village has a reputation for both art and gastronomy – an international festival of gastronomy takes place annually in June.

Heading down towards the coast, Cannes is around 6km away with its glorious sandy beaches, boat trips and watersports. There's also the beauty of the town to discover from the historic quarter, Le Suquet, and the old port to La Croisette, one of France's most famous boulevards. Cannes has a renowned reputation for its shopping, glamorous nightlife, vibrant markets and of course the Palais des Festivals.

Yet more gorgeous French Riviera beaches can be found around Juan-Les-Pins (12km), a chic seaside resort much loved by Parisians in the height of the summer with a number of beachside restaurants and vibrant bar scene. Walkers will adore Cap d'Antibes with its pretty coves and incredible coastal trails whilst the old town of Antibes (13km) is also a must-see with its historic ramparts and enchanting lanes.

Further along the coast, Nice (35km) and Monaco (55km) make fine days out, perhaps passing yet more picturesque



spots such as Cap Ferrat, Beaulieu-sur-Mer and Èze. Or hop on a ferry in Cannes and spend the day soaking up the tranquillity of the Lérins Islands, known for their idyllic beaches, fascinating history and wonderful walking trails.

There is also so much to explore across the Côte d'Azur hinterland from hilltop villages such as Biot and Opio to historic market towns including Grasse and Valbonne – the bustling Friday morning market in Valbonne is one of the best. Golf lovers have a great range of courses to choose from, including the prestigious Royal Mougins Golf Resort around 7km away, whilst keen hikers of all ages will love the many walking trails this region offers, especially through the nearby Valmasque forest.

Local Amenities

Nearest Airport	Nice Airport (26km)
Nearest Train Station	Cannes (6km)
Nearest Village	Mougins (4km)
Nearest Restaurant	Local area (Around 2km)
Nearest Supermarket	Aldi (2.5km)
Nearest Town/City	Cannes (6km)
Nearest Beach	Cannes (6.5km)
Nearest Golf	Cannes Mougins Golf Country Club (5km)

## What we love

- Panoramic views of the bay of Cannes from its superb swimming pool
- Such beautiful interiors which combine traditional features with contemporary and artistic style
- The idyllic village of Mougins, famed for Picasso and its gastronomy, is only 4km away
- Cannes and the beaches of the French Riviera can be reached within a short drive

## What you should know...

- The villa sleeps up to 10 guests across four bedrooms – three doubles and a bedroom with two sets of bunk-beds.
- The elegant gardens are on different levels with steps – youngsters will need to be watched.
- Bookings for May are on request only - please enquire for pricing and availability.
- 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.
- 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:** €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:** 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. Weddings and stag/hen parties are not allowed. Other special events are on request only and subject to prior arrangement with the owner and additional charges. The villa sleeps up to 10 guests across four bedrooms – three doubles and a bedroom with two sets of bunk-beds. 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. Bookings for May are on request only - please enquire for pricing and availability.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €400, payable locally. 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.
- **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.