

Villa Mendigote

Region: French Riviera (Cote D'Azur) **Sleeps:** 9

Overview

Just a 15-minute drive from the stunning city of Cannes, Villa Mendigote is a one-of-a-kind villa ideally positioned to explore the dazzling French Riviera. The superb home is located in a fantastic neighbourhood in the hills above Cannes, just a stone's throw away from the pretty city centre and sandy beaches.

The contemporary home offers understated elegance alongside a great sense of comfort with stylish interiors. Step into the bright living room with large sofas inviting you to sink into them after a long day exploring, while soaking up the breathtaking views over the Mediterranean and the Bay of Cannes through the floor-to-ceiling glass doors - and with a single push, the sliding doors will grant you access to the sun-dappled terrace. In addition, the stylish dining area makes for an excellent place to gather while enjoying home-cooked meals from locally sourced ingredients. Cleverly designed in neutral tones while showcasing the owner's Pop Art collection throughout, the villa features high-tech recessed ceiling light to set the mood throughout the house. There are four generously sized bedrooms in the main house, two of which have an en-suite bathroom plus a separate apartment with an additional double bedroom for complete privacy.

You'll love spending all your free time by the pool enveloped by Mediterranean greenery – relaxing in the Balinese-style swinging net, kicking back at the pool terrace with a cocktail or dining on the spacious terrace while admiring the shimmering Bay of Cannes in the distance. The 2000m², beautifully landscaped garden offers an abundance of space with shady spots offering an escape from the crowd when needed.

Visit nearby Cannes, where you can spend your time in chic beach clubs, dine in first-class restaurants or shop in



the designer boutiques along the famous Boulevard de la Croisette. You can also visit the city's stunning port, a seaside promenade and a street market selling local produce to stock up on souvenirs such as cheeses and fruit jams.

A bit further you can find Antibes with its charming historic old town and the beautiful Cap d'Antibes peninsula. The city is well popular with Picasso fans, and it features a museum devoted to his work as well as a coastal trail that inspired some of his art.

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 built in a peaceful valley bursting with Mediterranean vegetation. More hilltop villages are dotted across the rustic landscape full of olive groves, cypress trees and verdant plains, too.

Facilities

Golf Nearby • Villa • Coffee Machine • Seaview • Boat Trips • Paragliding • Scuba Diving • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Wi-Fi/Internet • Air-Con • Fishing • TV • Cots (Cribs) • Wow Factor • Beach Nearby • Private Pool • Modern • Pool Safety Feature • Heated Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Working Fireplace/Woodburner • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior (300m²)

- Open-plan living room with sofas and TV
- Dining area with a dining table and chairs
- Kitchen equipped with a fridge, freezer, oven, hob, dishwasher, kettle, toaster and coffee machine
- Master suite with a double bed, living room, en-suite bathroom with a shower and WC and doors opening to a private terrace
- Bedroom with a double bed and en-suite bathroom with a shower/bath and WC
- Bathroom with a bath/shower and WC
- Bedroom with a double bed
- Bedroom with a single bed
- Two bathrooms with a shower/bath and WC

Independent Apartment

- Living room
- Kitchen
- Double bedroom with a double bed
- Bathroom with a shower and WC

Outside Grounds (2000m²)

- Heated pool
- Pool terrace with sun loungers and hammock swing
- Patio with a dining table and chairs
- Barbecue
- Garage
- Parking spot

Facilities

- Wi-Fi
- Air-conditioning
- TV
- Fireplace
- Washing machine
- Dryer



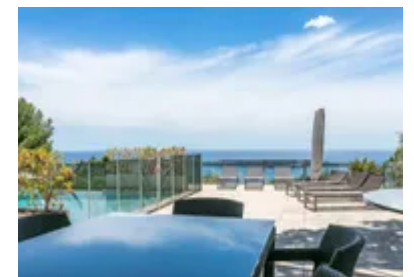
Location & Local Information

Sitting high in the hills just above the city of Cannes, Villa Mendigote makes for a superb base for exploring the stunning French Riviera and its notable cities and resorts. Further to this, the home overlooks the Mediterranean coastline and the beautiful Iles de Lérins in the Bay below – and is only a 15-minute drive from the closest rocky beach with sea views.

Just outside the villa, you can find a lovely local park full of greenery and stunning vistas, Parc du Paradou, and there are many hiking and walking trails around which will reward you with more breathtaking views over Cannes and the coast. Luckily, the closest restaurant is only a 10-minute drive away – and if you feel like hosting a little party, you can stock up on essentials in the nearby supermarket which is also just a 5-minute drive away.

Because the beating heart of Cannes can be reached in just 10 minutes by car, you'll be spending a lot of time here. As the early sun spangles the sea, go on a wholesome walk along the curving Croisette promenade and admire the views – fishermen coming back from the sea, as well as ferries and sailing boats cruising on the waves. Alternatively, you can walk to the top of the hill to find an 11th-century castle Musée-de-la-Castre, which now houses musical instruments, landscape paintings and primitive art, including a tower that affords incredible views. The area between the Croisette and rue d'Antibes, in and around Rue du Bateguier, has a concentration of lively restaurants for fine-dining enthusiasts, while Marché Forville is a market selling mouth-watering local products such as cheeses, hams and bread among other things. In the evening, visit one of the city's casinos, such as Casino La Croisette within the Palais des Festivals or head to a glitzy bar for an unforgettable night out.

History lovers and Picasso fans will love exploring Antibes, a resort city with traces of the artistic past. Spend your days simply wandering around the historic old town and admiring the 16th-century ramparts, or head to the area called Vielle Ville, where you can find most of the city's



important landmarks such as the Cathedral Notre-Dame and the Musée Picasso, showcasing some of the artist's work.

If you're looking for more luxury and fun, head to Saint Tropez, a famous seaside resort located just over one hour's drive away. The coastal city has long been attracting the jet-setting crowd, and it's popular with celebrities, influencers and billionaires who come here to laze around in beach clubs and dine in prestigious restaurants. Roam around the cobblestoned La Ponche quarter that recalls its fishing village past, admire yachts in the old port or simply enjoy the sunshine on one of its beaches.

Local Amenities

Nearest Airport	Nice Côte d'Azur Airport (23km)
Nearest Airport 2	Marseille Provence Airport (178km)
Nearest City	(5km)
Nearest Restaurant	(3km)
Nearest Shop	Grocery Shop (2km)
Nearest Golf	(9km)
Nearest Tennis	(5km)
Nearest Beach	(5km)

What we love

- Enjoy panoramic views of the bay of Cannes from its superb swimming pool and sunny terrace
- The ultra-modern home combines sleek furnishings with Pop Art décor to create an unforgettable base for your adventures
- Cannes and the beaches of the French Riviera can be reached within a short drive
- The prestigious Cap d'Antibes full of hidden coves, pristine beaches and a landscape dotted with luxurious chateaux is just a 20-minute drive away

What you should know...

- Please note that hiring a car is recommended to explore the region and all its hidden gems comfortably.
- Please note that the infinity-style pool can become slippery around the edges, so children should take extra care when playing nearby.
- The fourth bedroom is located in a separate annexe, perfect for any guests that enjoy some privacy or accompanying staff.
- During festivals and other special events taking place in Cannes, advertised rates may not apply - please contact us for a full, up to date quote.
- 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:** €4125 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, changed once a week.
- **Pets welcome?:** Not allowed.
- **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. A cot and highchair are available on request. Weddings, stag/hen parties and any special events are not allowed. During festivals and other special events taking place in Cannes, advertised rates may not apply - please contact us for a full, up to date quote. The fourth bedroom is located in a separate annexe, perfect for any guests that enjoy some privacy or accompanying staff.
- **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?:** Outside only.
- **Minimum stay:** 14 nights in July and August, 7 nights during all other periods. All other durations on request.
- **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 is included.
- **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.