

# Mas Eugenie

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 6

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## Overview

Stay in a beautifully renovated mas with a stunning swimming pool close to the artistic village of Mougins, renowned for its gastronomic restaurants, and only 8km from the glamour of Cannes and the French Riviera.

Mas Eugénie exudes character with its traditional interiors, low wood beams and exposed stone walls and it has been sensitively restored to bring it into the 21st century. Stroll up the stone steps to the entrance on the first floor where you will find a traditional lounge, dining area and French country kitchen. Upstairs are two double bedrooms (one with two single beds as well) and a family bathroom whilst the third bedroom and its en suite shower room can be found on the lower floor, accessed independently.

Outside the garden is simply glorious with its terraced levels and pretty outlook. The brand new summer kitchen is a joy thanks to its plancha and al-fresco dining table whilst the swimming pool awaits for hours of fun in gorgeous surroundings.

This is a fantastic location only 2km from the heart of historic Mougins (the fittest of guests may be able to venture up to the hilltop village on foot). This iconic Côte d'Azur village is where Picasso spent the last years of his life – its enchanting lanes and surrounding landscapes still inspire artists and little galleries can be found throughout the village. Mougins is also known for its gastronomy with a range of high-end restaurants and the famous three-day food festival in September.

The allure of Cannes also awaits just a short distance away with its palm-fringed beaches, glitzy boutiques and charming old quarter whilst Juan-Les-Pins, Antibes, Nice and even Monaco are other wonderful days out.



You are also well placed for exploring the incredible landscapes of the Côte d'Azur hinterland from the olive groves surrounding the perched village of Opio to Valbonne's historic Friday morning market and Grasse's perfume studios, all to be found in this captivating and varied region of southern France.

## Facilities

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

# Interior & Grounds

## Mas Interiors (three levels)

### *Main Level (via external steps)*

- Lounge with piano and fireplace
- Dining room
- Kitchen, well equipped

### *Upper Level*

- Bedroom with large double bed and two single beds
- Bedroom with double bed
- Bathroom

### *Lower Level (separate access)*

- Bedroom with double bed and small en suite shower room

## Outside Grounds

- Infinity swimming pool (10x5m, depth: 1.6m), electric pool safety cover. Available throughout rental period, heated in June and September on request only
- Poolside terrace
- Covered terrace for al-fresco dining
- Summer kitchen with fridge, plancha-grill, dishwasher and sink
- Shower room
- Garden and terraced grounds (different levels, partly fenced)
- Plancha-grill
- Parking

## Facilities

- Wi-Fi
- Air-conditioning (upstairs bedrooms only)
- TV and DVD player
- Washing machine



## Location & Local Information

Only 8km from Cannes and the beaches of the French Riviera, Mas Eugénie is located just outside the artistic village of Mougins in the Alpes-Maritimes department of south-east France. If arriving by plane, Nice Airport is around half an hour away whilst the TGV/Ouigo train services from Paris Gare de Lyon to Nice usually stop in Cannes.

Mougins is one of the Côte d'Azur's iconic hilltop villages and the most adventurous/fittest of guests could even walk there. Even closer, by the main road below the village, are useful amenities such as a small supermarket, tabac etc.

The historic heart of Mougins is a joy to explore with its winding lanes, pretty fountains, little art galleries and excellent restaurants. Once the home to Pablo Picasso, the village is also renowned for its gastronomy - Les Etoiles de Mougins is a three day food festival in September which attracts visitors from across the world.

Venture slightly further south and within 8km you can be soaking up the vibrant ambience of Cannes with its famous boulevard, La Croisette, and palm-fringed beach alongside its marina, boutiques, glitzy bars and restaurants, old quarter and of course the Palais des Festivals. From Cannes you can catch a ferry across to the quieter shores of the Îles de Lérins.

Antibes is another gem of the French Riviera with its enchanting old quarter, home to the Picasso Museum, and the magnificent coastal walking paths around the exclusive Cap d'Antibes. Juan-Les-Pins (15km) is the playground of Parisians in the height of the summer and much-loved for its sandy shores, beachside restaurants and seasonal water-based activities.

If you can find the time, Nice (33km), Cap Ferrat (44km) and Monaco (55km) are waiting to be explored, alongside many pretty beaches along this part of the Côte d'Azur, or follow the coastal road west towards the incredible



landscapes around Théoule-sur-Mer (21km) backed by the Massif de l'Estérel.

Then there's other gorgeous villages such as Biot (13km), Opio (9km) and Gourdon (18km) and the picturesque market town of Valbonne (5km), a must-visit on a Friday morning. The perfume studios of Grasse (12km) also await, as do the glorious walking paths and beautiful scenery of this part of the Côte d'Azur hinterland.

Local Amenities

Nearest Airport	Nice (26km)
Nearest Train Station	Cannes (8km)
Nearest Village	Hilltop Mougins (2km)
Nearest Restaurant	Just outside Mougins (Within 2km)
Nearest Supermarket	Just outside Mougins (Within 2km)
Nearest Town	Cannes (8km)
Nearest Beach	In and around Cannes (8.5km)
Nearest Golf	Cannes Mougins Golf Country Club (4km)

## What we love

- A beautiful renovation with ample character yet only 8km from the glitz of Cannes
- The brand new swimming pool and wonderfully equipped summer kitchen means relaxing and dining outdoors is a joy
- The hilltop village of Mougins, so loved by Picasso, is just 2km away – keen walkers can venture on foot!
- A great base for exploring the fantastic beaches of the French Riviera as well as discovering the natural beauty of the Côte d'Azur hinterland

## What you should know...

- Two of the bedrooms are part of the main house on the upper floor whilst the third bedroom is on the lower level, accessed independently from the outside.
- Guests need to be able to manage steps from the parking area up to the main level. It's also worth noting that there are some low beams across this characterful house (around 1.9m high).
- Take care across the grounds which are on different levels.
- Please note that there is an open boundary with the neighbour at the bottom of the garden and that children should be supervised at all times.
- Please note that the bedroom on the lower level does not have air-conditioning, but a fan is available.

# Terms & Conditions

- **Security deposit:** €800 (GBP on request only) charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, changed at the end of each week.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. A cot and a highchair are available on request. Two of the bedrooms are part of the main house on the upper floor whilst the third bedroom is on the lower level, accessed independently from the outside.
- **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:** 7 nights. All other durations on request.
- **Pool heating charge?:** Extra €250 on request, payable to Oliver's Travels at time of balance payment. 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.