

# Villa Lys

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

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## Overview

Close to Cannes and the hilltop village of Mougins, this fine family villa is perfect for relaxing holidays on the French Riviera with its fantastic features, gorgeous swimming pool and terraces.

Newly renovated Villa Lys sleeps up to 9 guests across its four air-conditioned bedrooms, including a master double upstairs with a balcony and en suite jacuzzi bathroom. There's a vast amount of space across the interior-designed open-plan living and dining room with doors sliding open to the covered dining terrace and swimming pool. The elegant kitchen features Smeg appliances, a wine fridge and ice-maker. We also love the desk area at the other end of the villa which opens to an outdoor lounge and firepit (for winter stays).

Heading down to the basement, guests of all ages will appreciate the table tennis and the stylish cinema room whilst there is state-of-the-art gym equipment in the converted garage. That said, no doubt most of your time will surely be spent outside on one of the attractive terraces, lazing in the good-sized swimming pool or relaxing in the heated jacuzzi. Palm and olive trees are dotted across the south-facing garden and youngsters can play on the trampoline just beyond the shaded outdoor kitchen.

In a residential setting around 10km from Cannes, you can stroll to one of two bakeries in the nearby area whilst the restaurants and amenities of charming Mouans-Sartoux can be reached within a very short drive. Experience the art galleries and gastronomic restaurants of nearby Mougins, one of the French Riviera's most loved hilltop villages, and head to the Provençal Friday morning market in historic Valbonne, close to the natural beauty of the Valmasque forest.



Spend time on the palm-fringed beaches in and around Cannes, visit its vibrant Marché Forville, soak up the glamour of Cannes' restaurants, bars and boutiques and take a boat excursion along the Côte d'Azur. Discover the historic charm of Antibes, dine in a beachside restaurant in Juan-les-Pins or even venture as far as Nice or Monaco. In the other direction is the idyllic coastline of Théoule-sur-Mer backed by the Estérel massif, yet another highlight of this wonderful part of southern France.

## Facilities

Gym/Fitness Room • Watersports • Tennis Nearby • Table Tennis • Laptop Friendly Workspace • Villa • Private Pool • Beach Nearby • Maid Service Available • Air-Con • Golf Nearby • Wi-Fi/Internet • Modern • Board games • Babysitting Available • Trampoline • Pool Safety Feature • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Washing Machine • Tumble Dryer • Safety Deposit Box • Ground Floor Bed & Bath • TV • Home Cinema • Fire Pit • Heating • Ceiling Fans • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## Villa Interiors

### Main Floor

- Living and dining room with Samsung Frame TV. Doors lead to poolside terrace
- Partly open-plan kitchen with central island. Fully-equipped including SMEG induction cooker and oven, wine fridge, Bosch fridge-freezer and ice-maker. Doors lead to poolside terrace
- Smaller lounge/office area
- Bedroom with double bed, air-conditioning, walk-in wardrobe and en suite bathroom with bath and shower. Doors lead to poolside terrace and garden
- Guest WC

### First Floor

- Master bedroom with double bed, air-conditioning, balcony and en suite bathroom with jacuzzi bath
- Triple bedroom with bunk-bed, single bed and air-conditioning
- Bedroom with bunk-bed and air-conditioning
- Bathroom

### Basement

- Cinema room with large screen and sofa
- Utility room with laundry facilities and two fridge/freezers
- Gym with state-of-the-art machines and table tennis
- Hot tub and steam shower

## Outside Grounds

- Swimming pool (13x6m) with safety alarm. Jacuzzi (3.05m diameter) at one end (jacuzzi is heated except during winter months). Pool maintained weekly approximately April to end-September
- Outdoor shower
- Summer kitchen with sink, fridge, bar area and



barbecue

- Al-fresco dining area with exterior fan
- Outdoor lounge
- Firepit (winter use only)
- Large garden (some different levels/rocks)
- Trampoline
- Parking (3-4 cars)
- Gated entrance

## **Facilities**

- Wi-Fi
- Heating
- Air-conditioning (living area and bedrooms)
- Ceiling fans (bedrooms)
- TV
- Cinema room
- Gym
- Indoor and outdoor hot tub
- Table tennis
- Trampoline
- Children's games and toys
- Safe
- Alarms
- Outdoor cameras
- Mosquito nets (on all windows and French doors)
- Washing machine and dryer



## Location & Local Information

Villa Lys is in a residential area 10km from Cannes, just west of the charming hilltop village of Mougins. This is a great location for visiting the French Riviera and its hinterland.

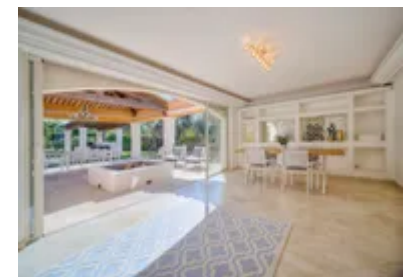
There are two bakeries within a short distance (300m and 700m) and you can also walk to a pharmacy, fromagerie, wine shop, butchers and fishmongers. A little local restaurant attached to one of the bakeries is also within walking distance. There is a choice of supermarkets within a 5-minute drive. Further amenities and restaurants can be found in and around Mouans-Sartoux (3km), a pleasant village with a historic centre and a train station.

Hilltop Mougins (5km) is a beautiful village with flower-filled lanes, gastronomic restaurants and little art galleries – the village has inspired many artists and writers over the years including Picasso. It's one of the region's most loved villages and it is surrounded by the natural beauty of the Valmasque forest, perfect for family walks and longer hikes.

Head towards the coast and spend time in Cannes (10km) whether pottering around boutiques, exploring the traditional old quarter, soaking up the ambience of the bustling market or admiring mega-yachts by the marina. There is a good choice of seasonal watersports in and around the palm-fringed beaches of Cannes alongside boat trips along the Côte d'Azur and across to the tranquil Lérins Islands.

Juan-les-Pins (17km) is a chic seaside town loved by Parisians in the summer. Enjoy lunch out in one of the beachside restaurants then partake in more water-based activities and boat excursions. Take time to appreciate the historic charm of Antibes (20km) with its warren of medieval lanes.

Continue onwards towards the wonderful city of Nice (35km), gorgeous Villefranche-sur-Mer (44km), the beautiful beaches of Beaulieu-sur-Mer (45km) or even as



far as Monaco, around an hour away by car. In the other direction, the idyllic coastline around Théoule-sur-Mer (24km) is worth discovering with pretty bays and incredible hiking opportunities, backed by the Estérel massif.

Heading inland, experience the Friday morning market in the historic town of Valbonne (10km), visit the perfume studios of Grasse (12km) and experience the stunning surroundings of Lac de Saint-Cassien (40km), perhaps combined with a trip to one of the picture-perfect villages in the Pays de Fayence (including Seillans, one of France's *'Plus Beaux Villages'*).

Local Amenities

Nearest Airport	Nice Airport (28km)
Nearest Train Station	Mouans-Sartoux (3.1km)
Nearest Village	Small village (750m)
Nearest Shop	Bakery (300m/700m)
Nearest Restaurant	Around Mouans-Sartoux (Within 3km)
Nearest Supermarket	(1km)
Nearest Town	Cannes (10km)
Nearest Beach	Cannes (11km)
Nearest Golf	Golf De Saint Donat (4.5km)

## What we love

- Elegant and spacious living areas alongside fantastic features including a gym and cinema room
- Relax by the swimming pool with its gorgeous terraces, summer kitchen and heated outdoor jacuzzi
- There are two bakeries as well as a *fromagerie*, wine shop, little restaurant, butchers and fishmongers within walking distance.
- Spend time soaking up the sun on Cannes' palm-fringed beaches and make the most of Mougins' gastronomic restaurant scene

## What you should know...

- The villa sleeps up to 9 guests across four bedrooms. Please see the 'Property layout' tab for further details .
- Air-conditioning is featured in the bedrooms and main living area.
- Even though there are amenities within walking distance (and a bus stop), car hire is needed to be able to full explore this part of the French Riviera and its hinterland.

# Terms & Conditions

- **Security deposit:** €2250 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:** 3.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** The jacuzzi (next to the swimming pool) is not heated during the winter months. Air-conditioning is featured in the living area and bedrooms. Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes and mid-stay cleaning also included. 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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to end-September. 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.