Villa Lys

Region: French Riviera (Cote D'Azur) **Sleeps:** 8

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 8 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).

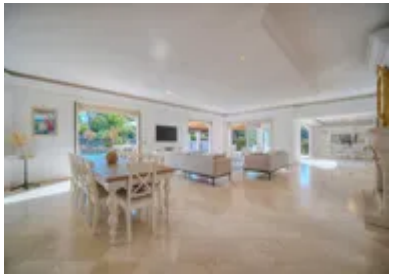
Heading down to the basement, guests of all ages will appreciate the table tennis and the stylish cinema room whilst there is state-of-the-art gym equipment in the converted garage. That said, no doubt most of your time will surely be spent outside on one of the attractive terraces, lazing in the good-sized 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

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

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 8 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.
- Please note that there gaps in the terrace balustrades and include climbable features. Kindly review the photos carefully before booking.

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:** Standard changeover clean and mid-stay cleaning are 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.

- **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.