

# Villa Marion

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

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## Overview

Villa Marion, is a newly-built masterpiece designed by a renowned architect. This stunning two-story home is set in the hinterland and woodlands behind Cannes, near the village of Mougins. This exceptional villa stands as an ideal base for indulging in a luxurious holiday on the French Riviera.

This ultra-modern residence boasts open-plan living spaces and a captivating tiered garden, providing a seamless blend of sophistication and natural beauty. Equipped with every modern convenience, from air conditioning to a state-of-the-art multimedia space, Villa Marion ensures a stay that is both comfortable and relaxing.

The heart of the home resides on the first floor, featuring a wraparound terrace with mesmerising views over the wooded hills and the charming village of Mougins. The double living room, adorned with floor-to-ceiling windows, presents two sitting areas with stylish sofas, armchairs, and a large TV. Elegant interiors, accented by pops of teal and pink from the soft furnishings, create an inviting atmosphere. Adjacent to the living space is a formal dining area, seamlessly connected to the sleek and well-equipped kitchen finished in modern dark wood with high-end appliances.

The main bedroom on this floor is a breathtaking retreat, offering spacious accommodation with a double bed, a sofa, a freestanding bath, TV, and an en-suite shower room. The remaining bedrooms, situated on the ground floor, provide direct access to the garden. Each of the four ground floor bedrooms boasts a double bed and a lovely en-suite shower room. Additionally, this floor features a library and a multimedia room for moments of relaxation and entertainment.



Outdoors, the beautifully designed 2500m2 garden unfolds in different tiers, offering panoramic views and sun-drenched terraces. The highlight of the outdoor space is a feature swimming pool, complemented by dining terraces and inviting outdoor living areas. Within the oasis-like garden, hammocks under the shade of the trees provide the perfect spot for an afternoon nap, completing the allure of this exceptional villa.

Villa Marion enjoys a fantastic setting within the hills and woodlands a mere 8km from the thriving, chic town of Cannes. While staying here, you can take woodland walks, visit the beaches and centre of Cannes and also explore the medieval village of Mougins which is just 2km away!

## Facilities

Air-Con • Paragliding • Scuba Diving • Boat Trips • Walking/Hiking Paths • Private Pool • Wine Tasting • Fishing • Horse Riding • Golf Nearby • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Villa • Surfing • Sailing • Go-Karting • Special Offer • Ideal for Teens • Maid Service Included • Cots (Cribs) • Wow Factor • Has Discount • All Bedrooms En-Suite • Modern • <1hr to Airport • Wheelchair Access • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Aquarium • Ruins • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Water park • Ideal for Babies & Toddlers • Boules/Petanque • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Villa Interior (320m<sup>2</sup>)

### Ground Floor

- Sports and multimedia room
- Library room
- 4 x bedrooms with terrace, double-sized bed and en-suite bathroom with shower, sink and WC

### First Floor

- Vast open plan living room with terrace, two seating areas with sofas, armchairs and TV
- Dining space for table seating 8
- Modern fitted kitchen with oven, hob, fridge freezer, wine fridge, kettle and coffee machine
- Bedroom with terrace, double-sized bed, sofa, freestanding bath and en-suite bathroom with shower, sink and WC
- Guest WC

## Outside Grounds (2500m<sup>2</sup>)

- Tiered garden with lawns, trees and terraces
- Private infinity swimming pool
- Wraparound terrace
- Outdoor lounge spaces with sofas
- Covered dining terrace
- Sun loungers
- Pétanque court
- Hammocks
- Barbecue
- Parking (up to 4 cars)
- Electric gate

## Facilities

- Wi-Fi
- Air-conditioning
- TVs
- Computer and printer



- Books
- Alarm system

## Location & Local Information

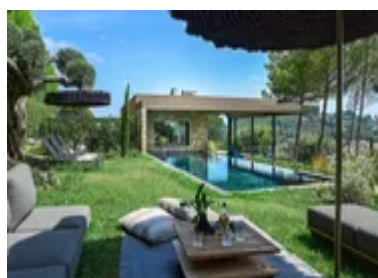
Embark on an enchanting holiday in the captivating area of Mougins, located a mere 8km away from the bustling centre of Cannes. Here, a tapestry of experiences awaits, from exploring the historic old town of Mougins to discovering the natural beauty of the surrounding landscapes.

The charming lanes of Mougins' old village are just 2km away! This gorgeous town has cobblestone streets which wind through medieval architecture. Here you can delight in the unique ambiance created by art galleries, boutiques, and quaint restaurants tucked away in the heart of the village. Mougins' artistic heritage is showcased through its numerous galleries, reflecting the town's role as a haven for creatives.

Staying in a house situated just 2km away from Mougins, you'll find yourself immersed in the serene countryside. Take leisurely strolls through the picturesque surroundings, allowing the serenity of the rural landscape to envelop you. Whether it's the beauty of olive groves, vineyards, or the allure of rolling hills, the proximity to Mougins provides a peaceful retreat while staying well-connected to the village's vibrancy. Nature enthusiasts can venture into the Parc naturel de la Valmasque, a pristine natural park near Mougins. This verdant oasis offers enchanting walking trails, shaded pathways, and a diverse array of flora and fauna. A stroll in this park provides a serene escape, allowing you to connect with nature.

Journey just 8km to the town of Vallauris, renowned for its rich pottery tradition. Explore the quaint streets lined with artisan workshops and discover unique ceramic pieces. Vallauris also boasts cultural attractions, including museums and art galleries, providing a deeper understanding of the region's artistic legacy.

A short 8km drive leads to the glamorous city of Cannes, where the azure waters of the Mediterranean beckon. Sink your toes into the sandy beaches, basking in the sun-



drenched ambiance. In Cannes, indulge in upscale shopping along La Croisette, explore the historic Le Suquet district, or visit the Palais des Festivals, known for hosting the renowned Cannes Film Festival. The city's vibrant nightlife, gourmet restaurants, and cultural events offer a dynamic contrast to the relaxing surroundings of Mougins.

## Local Amenities

Nearest Airport	<b>Nice Côte d'Azur Airport (26km)</b>
Nearest Airport 2	<b>Toulon Hyères Airport (125km)</b>
Nearest Town/City	<b>Cannes (8km)</b>
Nearest Restaurant	<b>(1.5km)</b>
Nearest Bar/Pub	<b>(2km)</b>
Nearest Golf	<b>(1km)</b>
Nearest Tennis	<b>(2km)</b>
Nearest Beach	<b>(11km)</b>
Nearest Supermarket	<b>(1km)</b>
Nearest Train Station	<b>Mougins-Sartoux (4km)</b>
Nearest Village	<b>Mougins (2km)</b>

## What we love

- Villa Marion is an incredible, architect designed villa in the undulating hills behind Cannes
- Boasting five spacious double bedrooms with terrace access, Villa Marion is the perfect place for a group of ten guests
- The stunning garden offers wraparound views which you can take in from the dining terraces and the private swimming pool
- The villa sits in a leafy area just 2km away from the beautiful medieval town of Mougins, while the centre of Cannes and its beaches are 8km away

## What you should know...

- If you wish to drive in to Cannes centre, you will need to arrive by car. There is parking available on site.
- The house is set over two floors and the garden is tiered, those with mobility issues should be aware of this.
- Young children should be supervised when using the open-tread stairs both inside and outside.
- The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- 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:** Security Deposit amount will be confirmed shortly after booking confirmation (please enquire if you wish the details beforehand). The amount should be paid to the owner via bank transfer.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, changed weekly.
- **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. A premium will be applied for festivals and special events in the region – please ask for a quote. Prices between October and end-June are on request – please enquire for availability and pricing. The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No €500 is paid at the time of balance payment. 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.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra charge based on meter readings, payable locally. Price varies depending on the season (approx €400 per week). 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.