Orlando

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

Overview

Situated just 4km from the charming old village of Mougins, this newly built villa unveils a haven of beauty, boasting splendid sunsets that illuminate a breathtaking landscape. The property, meticulously maintained and tastefully decorated, invites you into a world of luxury and comfort. With five generously appointed ensuite bedrooms, it effortlessly accommodates both family and guests, ensuring privacy and convenience.

As you step inside, a vast living area unfolds, seamlessly merging with the inviting pool that becomes an integral part of the environment. The open-plan kitchen, equipped with modern amenities, beckons culinary enthusiasts to create delightful meals while enjoying the picturesque views, while air conditioning ensures a pleasant climate throughout, catering to your comfort.

The villa's layout extends seamlessly to the outdoors, where a landscaped garden spanning about 2500m² captures your senses. Meandering pathways lead to various relaxing corners, inviting you to unwind amidst nature's beauty, and a summer dining room adds a touch of sophistication to al-fresco meals, creating a perfect setting for entertaining friends and family.

Convenience is key while on holiday, and this stunning villa ticks all the boxes. Disabled access ensures inclusivity, the garage provides secure parking for your vehicles, and a utility room adds practicality to daily living.

Orlando is a haven of elegance strategically located just a 20-minute drive from Nice airport and a mere 10 minutes from the renowned La Croisette. The villa encapsulates the epitome of luxurious living, combining modern amenities with the allure of the natural setting. Whether you're lounging on the terrace, enjoying a dip in the









swimming pool, or savouring a meal in the open-air dining area, this villa promises an unparalleled lifestyle in the heart of Mougins.

Facilities

Cycling • Tennis Nearby • Historical Sites • Golf Nearby • Air-Con • <1hr to Airport • Private Pool • Walking/Hiking Paths • Working Fireplace/Woodburner • Ideal for Kids • Villa • Cots (Cribs) • Ideal for Teens • Maid Service Included • Has Discount • Has Offer • Special Offer • Instagrammable • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • Wheelchair Access • Pool Safety Feature • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Laptop Friendly Workspace • Garage • Indoor Games • Kid-friendly excursions • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interiors (300m²)

Lower Ground Floor

- Lounge area with pool table and bookshelves

Ground Floor

- Open kitchen with top-of-the-range appliances and island/breakfast bar
- Lounge area with sofas, armchairs, TV and sliding doors to the pool
- Dining area with table and chairs seating 8
- 5 x bedrooms with double beds and ensuite bathrooms

Outdoor Grounds (2500m²)

- Private pool
- Al-fresco dining area with table and chairs seating 10
- Fenced garden
- Furnished outdoor lounge

Facilities

- Wi-Fi
- Air conditioning
- Security alarm system and CCTV
- Cloakroom
- Garage
- Utility room









Location & Local Information

Perched just a stone's throw away from the enchanting old village of Mougins, Orlando is not just a dwelling; it's an invitation to indulge in the captivating tapestry of its surroundings. The location, a mere few minutes from the historic village, allows guests to immerse themselves in the charm of cobbled streets, art galleries, and Michelin-starred restaurants that define the allure of Mougins. With its winding alleyways and mediaeval architecture, the village serves as a cultural haven, offering a delightful blend of history and contemporary elegance.

But the villa's appeal extends beyond its immediate vicinity. Just a scenic 20-minute drive away lies Nice airport, ensuring convenient access for travellers seeking a seamless journey. The proximity to La Croisette places guests in the heart of Cannes' renowned boulevard, offering a glamorous playground of shops, restaurants, and pristine beaches. The allure of the French Riviera beckons, promising a medley of experiences, from sun-drenched afternoons on the beach to sophisticated evenings in world-class establishments.

For those with a penchant for exploration, the villa's strategic location unveils an array of attractions. Whether it's a leisurely stroll through the old town's market square or a cultural escapade to nearby museums, guests are spoiled for choice. The allure of the Mediterranean Sea is ever-present, enticing guests to embark on boat trips or simply bask in the coastal ambiance.

In essence, Orlando's location offers a harmonious blend of convenience and indulgence. Whether guests seek cultural enrichment, seaside escapades, or simply wish to unwind in the lap of luxury, the surrounding attractions and amenities ensure that every desire is catered to, promising an unforgettable sojourn on the French Riviera.

Local Amenities

Nearest Airport	**Nice Côte d'Azur (25km)**









Nearest Airport 2	**Toulon Hyères (127km)**
Nearest Village	**Mougins (4km)**
Nearest Town/City	**Cannes (7km)**
Nearest Restaurant	**(1km)**
Nearest Supermarket	**(5km)**
Nearest Beach	**La Croisette (8km)**
Nearest Tennis	**(4km)**

What we love

- The glorious glass-walled interiors make indoor-outdoor living seamless, flooding the space with natural light.
- Sit out in the summer dining room for the ultimate luxury al-fresco dining experience whilst the evening sun dips.
- Within a short drive from Mougins, renowned for its artists, this villa is perfectly located for those who wish to explore nearby attractions, as well as those who wish to stay within the comfort of Orlando.

What you should know...

- Enjoy the modern design of some of the bedrooms, where the ensuite bathrooms are open plan to the bedroom.
- 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 valid from July to end-August only. All other periods are on request only - please enquire for full availability and prices.
- 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 valid from July to end-August only. All other periods are on request only - please enquire for full availability and prices. A cot and high chair can be provided free of charge, on request. 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 premium will be applied for festivals and special events in the region - please ask for a quote. Weddings, stag/hen parties and other celebrations are not allowed. 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:** Extra €500, payable to Oliver's Travels with the balance payment. 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.

- **Tax:** French Visitors Tax included in rental price.

- **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.