

# Villa Teula

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 14

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## Overview

Stay at this impressive Mediterranean villa on the Côte d'Azur with the most glorious views towards the bay of Cannes. This stunning 6-bedroom abode is perched in an elevated setting above the French Riviera near the heart of Théoule-sur-Mer.

With white-washed walls, blue-shuttered windows and terracotta tiles, embrace both the charm and sophistication of Villa Teula. As you arrive, the vistas of swaying palms, cypress trees and the azure-coloured sea will take your breath away. Take time to explore the many terraces, soak up the scents of the Mediterranean garden and admire the beautiful swimming pool with its summer kitchen and luxurious sun beds. As evening nears, sip an apéritif as the sun sets and dine al-fresco with loved ones as the twinkling lights of Cannes appear in the distance.

Inside this elegant abode, up to 14 guests can stay across six bedrooms, all with private bathrooms. Highlights include the master bedroom with a private sea-view terrace and the lower level quad bedroom with its large jacuzzi bath. Meanwhile, gather in the living spaces whether enjoying breakfast on the conservatory-style terrace, playing pool in the wood-beamed lounge or cooking up a feast in the kitchen-diner with doors opening to one of the dining terraces.

The most energetic of guests can follow the many steps down towards the coast in around 10 minutes or you may prefer to simply hop in the car for the short 3km drive to the heart of Théoule-sur-Mer with its pretty marina, little beaches, shops and restaurants. Keen walkers can follow the coastal trail by Pointe de l'Aiguille or hike across the Esterel Massif whilst golfing enthusiasts have a great choice of courses in the Cannes hills including the prestigious Royal Mougins Golf Resort.



Spend the day experiencing the glamour of Cannes, dine in one of Juan-les-Pins beachside restaurants, potter around the art galleries of hilltop Mougins or you could even visit the perfume studios of Grasse.

Enjoy lakeside picnics and water-based activities by Lac de Saint-Cassien or stay closer to home and look out for summer watersports, boat hire and idyllic swimming from Théoule-sur-Mer's Plage du Suveret and Plage du Château along this gorgeous part of the French Riviera coastline.

## Facilities

Boat Trips • Walking/Hiking Paths • Horse Riding • Watersports • Historical Sites • Ideal for Kids • Tennis Nearby • Cycling • Scuba Diving • Private Pool • Wine Tasting • Villa • Fishing • Air-Con • Golf Nearby • Weddings • Ideal for Teens • Wow Factor • Pets on Request • Cots (Cribs) • Beach Nearby • All Bedrooms En-Suite • <1hr to Airport • Parking Space • Pool Safety Feature • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Indoor Games • Tumble Dryer • Smart TV • Table Football • High Chair(s)

# Interior & Grounds

## Villa Interiors (450m2)

### *Split-Level Main Floor (via stairs down from main entrance)*

- Hallway with desk
- Kitchen, well-equipped including central island, oven and grill, gas hob and American fridge-freezer. Overlooking lounge below. Doors lead to terrace for al-fresco dining
- Lounge (via steps) with TV, sofa, pool table and doors leading to outdoor lounge and conservatory-style terrace
- Bedroom with super king-size double bed (can be split into twin), terrace access and en suite shower room with shower, sink and WC
- Bedroom (via steps) with super king-size double bed (can be split into twin), terrace access and en suite bathroom with bath, shower, sink and WC
- Bedroom (via steps) with double bed, terrace access and en suite bathroom with bath, shower, sink and WC
- WC

### *Upper Level (via stairs up from main entrance)*

- Master bedroom with king-size double bed, TV, double sofa-bed and access to small private terrace with sea views. Small en suite shower room with shower, sink and WC
- Connecting small bedroom with king-size double bed, door to car parking area and en suite bathroom with bath, sink and WC

### *Lower Ground (via stairs from hallway)*

- Split-level bedroom with two king-size double beds, pull-out sofa bed and terrace access. Bathroom (via stairs) with double jacuzzi bath, walk-in shower, two sinks and WC.

## Outside Grounds

- Swimming pool (12x5.5m) with safety alarm
- Poolside bar and summer kitchen
- Various terraces for al-fresco dining and outdoor relaxation
- Barbecue
- Sun loungers and hammocks
- Small upper roof terrace
- Mediterranean plants
- Upper garden area with table tennis
- Terraced grounds (with steps and some low walls)
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Smart TV
- Table tennis
- Pool table
- Table football
- Washing machine and dryer





## Location & Local Information

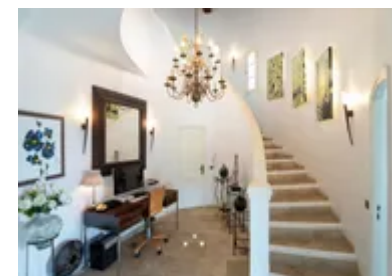
Villa Teula is located within a gated *domaine* perched above the French Riviera coast a short distance to the pretty seaside village of Théoule-sur-Mer and only 10km from Cannes.

The most energetic of guests can walk 10 minutes down the hill and steps to the marina, coastal road and train station or it's less than 3km to drive to the heart of pretty Théoule-sur-Mer's centre with its small supermarket, a twice-weekly market, tourist office and other useful amenities. Plage du Suveret (2.5km) is a gorgeous sandy bay with a lifeguard in the height of the summer, watersports and an idyllic beachside restaurant.

Keen walkers can appreciate the trails across this area from the beautiful coastal walk of Pointe de l'Aiguille to hikes across the Esterel Massif. Golf lovers, meanwhile, have a great choice of courses from nearby Riviera Golf De Barbossi (6km) to the prestigious Royal Mougins Golf Resort (13km) and many other courses in the hills around Cannes and Mougins.

Heading into the Cannes hills, Mougins (15km) is a delightful spot for lunch in one of the village's gastronomic restaurants after exploring flower-filled lanes and little art galleries. Food lovers won't want to miss the Friday morning Provençal market in historic Valbonne (23km) whilst the market town of Grasse (30km), famed for its perfume heritage, is another lovely trip out. Nature and watersport lovers can appreciate the scenery and outdoor activities at Lac de Saint-Cassien around half an hour away.

The glorious coastal town of Cannes (10km) is a wonderful day out with its palm-fringed beaches, high-end restaurants, boutiques, authentic markets and impressive marina. Continue along the French Riviera coast towards Antibes (28km) with its charming historic citadel, and enjoy incredible coastal walks and little bays along Cap d'Antibes.



In the other direction, the sophisticated seaside town of Saint-Raphaël (33km) and historic Fréjus (35km) are just over half an hour by car. Alternatively, take your time and drive along the coastal road, perhaps stopping off at Plage d'Agay or, even better, take the train from Théoule-sur-Mer with departures every two hours towards Agay (14 minutes) and Saint-Raphaël (25 minutes).

## Local Amenities

Nearest Airport	<b>Nice Côte d'Azur Airport (36km)</b>
Nearest Airport 2	<b>Toulon Hyères Airport (120km)</b>
Nearest Train Station	<b>Theoule-Sur-Mer (1.7km)</b>
Nearest Village	<b>Théoule-sur-Mer (3km)</b>
Nearest Restaurant	<b>In and around Théoule-sur-Mer (Within 3km)</b>
Nearest Supermarket	<b>(3km)</b>
Nearest Town/City	<b>Cannes (10km)</b>
Nearest Beach	<b>Small bay near Théoule-sur-Mer (1.8km)</b>
Nearest Golf	<b>Riviera Golf De Barbossi (6km)</b>
Nearest Tennis	<b>Single tennis court (200m)</b>

## What we love

- Perched above the Côte d'Azur, the vistas towards the mountains, sea and bay of Cannes are spectacular
- Every guest can find their own favourite corner in the vast Mediterranean garden with its many terraces
- The poolside terrace is glorious with its luxurious sun beds and summer kitchen
- Take a bottle of champagne up to the little rooftop terrace to admire the beautiful views
- The charming seaside village of Théoule-sur-Mer and its pretty bays are just 3km away
- Spend the day in nearby Cannes, enjoy lunch out in artistic Mougins or venture a little further afield towards Grasse, Antibes or Saint-Raphaël

## What you should know...

- Guests need to be able to manage the many steps both inside the villa and across the beautiful terraced grounds.
- A wonderful villa with plenty to keep families entertained, children will need supervising across the terraced levels with some low walls.

# Terms & Conditions

- **Security deposit:** €3500 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 once for stays over 7 nights.
- **Pets welcome?:** Small pets may be permitted, on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and other special events are not allowed. A cot and highchair can be requested.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning:** Standard changeover clean 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.
- **Other Cleaning:** Mid-stay clean for bookings of 8+ nights
- **Smoking Allowed?:** No.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **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.