

# Belle Amie

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 6

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## Overview

Escape to the charming hills of the French Riviera, where you can kick back and relax at this lovely French three-bedroom property. Sat amidst the rural landscape, this beautiful house offers an idyll with a private pool, table tennis, and three stunning terraces.

Perched on the hills, this property boasts panoramic views that stretch from the valley up to the sea. Surrounded by forty four olive trees, guests can immerse themselves in the natural beauty of the region, with the picturesque Cabris village and lake providing a captivating backdrop.

The heart of the home lies on the main floor, where the spacious and open-planned design makes for a comfortable and sociable stay. The living room seamlessly flows into the dining space, complemented by an open-plan fully equipped kitchen. Floor-to-ceiling windows bathe the space in natural light, offering wonderful views of the surrounding landscape.

Conveniently, the first double bedroom is located on the main floor with a separate bath/shower room and toilet. On the lower level, you will find two charming twin bedrooms. A shared shower room and French windows leading to terraces ensure a peaceful night's sleep and easy access to outdoor relaxation areas.

The property holds three terrace areas, each offering something different including a covered space, a shaded area at the rear of the house and a front terrace offering spectacular views. Dive into your own private pool and let your cares drift away over the hilltops in this peaceful, idyllic spot.

Just a leisurely stroll away lies the quaint village of Spéracédes, where guests can explore several



restaurants, a bar and a small boulangerie to get morning croissants. For those seeking more excitement, the vibrant city of Grasse and the sun-kissed beaches of Cannes are only a short drive away, offering endless opportunities for adventure and relaxation.

## Facilities

Horse Riding • Private Pool • Walk to Village • Wine Tasting • Walking/Hiking Paths • Fishing • Air-Con • Golf Nearby • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Villa • Cots (Cribs) • Ideal for Teens • Has Discount • Special Offer • Heated Pool • Ground Floor Bed & Bath • <1 hr to Airport • Pool Safety Feature • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Caves/Pre-historic site • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Theme park • Water park • Forest park/High-rope course • Boules/Petanque

# Interior & Grounds

## Villa Interiors

*Main Upper Level (via around 40 steps from the parking area)*

- Open-plan lounge and dining area
- Open-plan kitchen, well-equipped
- Bedroom with double/twin bed
- Bathroom with bath and shower
- Separate WC

### *Lower Level*

- Bedroom with double/ twin beds and French windows leading to garden/terrace
- Bedroom with double/ twin beds and French windows leading to garden/terrace
- Bathroom with shower and WC

## Outside Grounds

- Heated swimming pool (11x5m, depth: 1-1.55m)
- Barbecue
- Covered al-fresco dining terrace
- Shaded terrace with stunning view
- Small garden terrace
- Terraced gardens (with steps and some unprotected levels)
- Parking (40 steps from entrance)
- Pétanque

## Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Cable TV
- Table tennis



## Location & Local Information

Set in a quiet spot the house is just a short distance from Speracedes, a quaint village nestled in the hills of Provence that exudes charm and culture. With its picturesque setting and panoramic views of the surrounding countryside, it offers a real retreat from the hustle and bustle of city life. Wander through narrow cobblestone streets lined with historic stone houses, where time seems to stand still.

Just 5km away is the city of Grasse, renowned as the perfume capital of the world, immerse yourself in the artistry of fragrance with a visit to the iconic perfumeries such as Fragonard, Gallimard, and Molinard. Take guided tours through their historic factories, where you'll discover the secrets of perfume-making and have the opportunity to create your own signature scent, a unique memento of your time in Grasse.

For a leisurely escape, relax in the surroundings of Parc Communal de Grasse, an interesting botanical garden featuring exotic plants, ponds, and shaded pathways perfect for a leisurely stroll or romantic picnic.

Within 6km from the property you will find tennis courts and a golf course to keep active during your stay, whilst further afield the iconic coastline of Cannes is just 25km away offering sandy shores, water sports and plenty of people watching opportunities with an ice cream in hand!

### Local Amenities

Nearest Airport	Nice Airport (40km)
Nearest Train Station	Grasse/Cannes (8.5km/21km)
Nearest Village	Spéracèdes (500m)
Nearest Shop	Tabac/grocery store in village (550m)



Nearest Restaurant	<b>Cafe-restaurant in village (550m)</b>
Nearest Supermarket	<b>(3.5km)</b>
Nearest Town	<b>Grasse (8km)</b>
Nearest Beach	<b>Plage de la Bocca (20km)</b>
Nearest Golf	<b>(6km)</b>
Nearest Tennis	<b>(3km)</b>
Nearest City	<b>Cannes/Nice (21km/47km)</b>

## What we love

- Breath-taking panoramic views of the valley, sea, and Cabris village are visible from the terraced garden and gorgeous outdoor terraces.
- Experience the charming village of Spercedes within walking distance, offering local shops and restaurants for authentic French experiences.
- The thoughtfully designed living space with large windows, open-plan kitchen, and French windows leading to terraces create a lovely indoor outdoor flow..
- Unwind in this beautiful setting amidst forty four olive trees, providing the perfect atmosphere for unwinding, outdoor dining, and enjoying the beauty of nature.

## What you should know...

- Multiple steps leading to the villa may pose challenges for those with mobility issues or young children-exercise caution during access.
- Unprotected drops in the terraced garden require vigilance, especially for families with small children-ensure adequate supervision at all times.
- Limited amenities in the neighbouring village consider stocking up on essentials before arrival or exploring nearby towns for additional options.
- It is the bedrooms that benefit from air-conditioning.

# Terms & Conditions

- **Security deposit:** €600 charged to client's credit card by Oliver's Travels 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.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Air-conditioning is featured in the bedrooms only. A cot can be provided free of charge, on request. Weddings, stag/hen parties and other celebrations are not allowed.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes. 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?:** Extra €80 per week, payable locally.
- **Pool heating charge?:** Extra €120 per week on request, payable to Oliver's Travels at time of balance payment. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax included in rental price.
- **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.