

Villa Cocotier

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

Overview

Enjoy sensational Mediterranean views from this contemporary 5-bedroom villa with a heated swimming pool located between Cannes and Antibes.

You can gaze towards the sea from the idyllic poolside terrace whether dining al-fresco or enjoying a glass of wine beneath the palm trees in the outdoor lounge. The views are just as impressive from the stylish living spaces including the modern kitchen with its elegant kitchen island facing the incredible landscapes.

Sleeping up to 10 guests, Villa Cocotier is home to five beautiful bedrooms, some also benefitting from the sea-facing scenery, especially from the upper glass balcony. Bedrooms are furnished simply yet comfortably with light colours and restful décor. This contrasts perfectly with the verdant Mediterranean garden surrounding the contemporary home.

With the authentic town of Vallauris only 2.5km away, art-lovers will be keen to visit local ceramic studios and the town's National Picasso Museum. The beaches and marina of Golfe-Juan are within a short drive or head a little further to the summer beachside restaurants, watersports and boat trips of the much loved seaside resort of Juan-les-Pins, only 4.5km by car.

Take time to appreciate the glamour of Cannes with its high-end restaurants, boutiques and bars as well as the marina with a wealth of wonderful boat excursions and ferries to the Lérins Islands. Meanwhile, soak up the charm of Antibes' old town, follow Cap d'Antibes' coastal hiking trail and spend the day visiting the art galleries and museums of Nice.

Continue on to the idyllic perched village of Èze with its



narrow flower-filled lanes and stunning Mediterranean views or stay closer to home by spending time in hilltop Mougins following Picasso's footsteps as you potter around little art galleries followed by lunch in one of the village's gastronomic restaurants.

Facilities

Private Pool • Walking/Hiking Paths • Horse Riding • Watersports • Ideal for Kids • Historical Sites • Tennis Nearby • Cycling • Scuba Diving • Boat Trips • Villa • Fishing • Air-Con • Golf Nearby • Weddings • Special Offer • Wow Factor • Has Discount • Maid Service Available • Chef/Cook Available • Pets on Request • Heated Pool • Cots (Cribs) • Beach Nearby • Modern • <1hr to Airport • Pool Safety Feature • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Tumble Dryer • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interiors (275m²)

- Open-plan lounge with doors opening out to poolside terrace
- Open-plan kitchen and dining room with doors opening out to al-fresco dining terrace
- 5 x bedrooms
- 2 x bathrooms

Outside Grounds

- Heated swimming pool (12m) with safety alarm
- Outdoor lounge
- Al-fresco dining terrace
- Garden



Location & Local Information

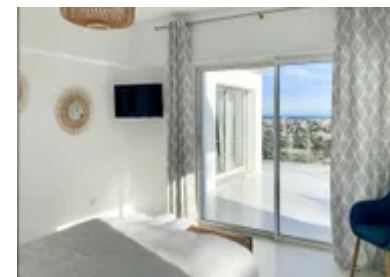
Villa Cocotier is located between Cannes and Antibes just outside the authentic town of Vallauris. Nice Airport (21km) is less than half an hour away whilst TGV services from Paris arrive at both Gare d'Antibes (6km) and Gare de Cannes (8km).

Vallauris (2.5km) is home to local restaurants, cafes, shops and several ceramic art studios as well as the National Picasso Museum. The marina and beaches around Golfe-Juan can be reached within a 10-minute drive for sandy shores and seasonal watersports or continue a little further afield towards the chic seaside resort of Juan-les-Pins (4.5km), a great place for lunch by the beach, boat trips and more water-based activities in the summer.

Cannes (6km) is a fantastic day out whether strolling along the famous boulevard, La Croisette, admiring Le Palais des Festivals or visiting Cannes' high-end restaurants, bars and boutiques. Take a ferry across to the Lérins Islands or charter a yacht and skipper to tour the French Riviera coastline.

Soak up the charm of Antibes' old town, come across Cap d'Antibes' idyllic little bays and follow the coastal hiking trail for spectacular scenery. Further along the French Riviera, spend the day visiting the museums, galleries and markets of Nice (27km) or venture as far as Monaco (49km) and the Italian border (Ventimiglia is around an hour away by car). Villefranche-sur-Mer (34km) and Èze (39km) are two further gems along this part of the Côte d'Azur.

Not forgetting the glorious Côte d'Azur hinterland with a wealth of walking and hiking trails through beautiful landscapes of oak, pine, cypress and olive trees alongside the beauty of the Loup gorges. The Valmasque Parc is wonderful for families with its forest trails and picnic areas or there is a more challenging hike between Biot and Valbonne following La Brague river. For less adventurous guests, simply potter around the art galleries of flower-



filled Mougins (10km) before enjoying lunch in one of the village's gastronomic restaurants.

Local Amenities

Nearest Airport	Nice (21km)
Nearest Airport 2	Toulon Hyères (135km)
Nearest Train Station	Golfe-Juan-Vallauris/Antibes (2km/6km)
Nearest Town	Vallauris (2.5km)
Nearest Restaurant	Vallauris (2km)
Nearest Supermarket	(2km)
Nearest Beach	Plages Golfe-Juan (2.5km)
Nearest Tennis	Tennis Club Vallauris Golfe-Juan (1.5km)
Nearest Golf	Cannes Mougins Golf Country Club (8km)

What we love

- Sit beneath the palm trees with your morning coffee gazing out towards the Mediterranean
- The beautiful sea views can also be enjoyed from the stylish living spaces, upper balcony and poolside lounge
- How wonderful to be close to both Cannes and Antibes whilst the chic beachside restaurants of Juan-les-Pins are just over 4km away
- Art-lovers should visit the ceramic studios of nearby Vallauris as well as the town's National Picasso Museum

What you should know...

- A premium will be applied for festivals and special events in the region - please enquire for a quote.
- 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:** €5000 paid via bank transfer to the owner before 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. 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. Cot and high chair available on request. A premium will be applied for festivals and special events in the region - please enquire for a quote.
- **Changeover day:** Flexible.
- **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.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included up to 29/30 degrees from April to October. 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.