

# Maison Lauren

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 22

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## Overview

Experience the opulence of the French Riviera at this prestigious residence set in over 2 hectares of beautiful landscaped grounds, located on the edge of the enchanting hilltop village of Mougins.

Maison Lauren enjoys sweeping views of the Côte d'Azur and Esterel mountains from its hillside setting. It is idyllic to sit out on the vast veranda beside the trickling fountain as you admire the splendid scenery around you. The vistas are just as spectacular inside from the elegant lounge with its arched windows framing the view and from the sliding glass windows of the conservatory-style dining room.

This luxurious villa in Mougins originally dates back to the 1920s yet has recently been wonderfully renovated to create an impressive holiday home for up to 22 guests. Great attention has been paid to every detail to ensure guests can appreciate the architectural beauty and charm of this unique abode. Expect antique fireplaces and other original features alongside 21st century modern additions including a sumptuous cinema lounge, sauna, hammam and fitness room.

The extensive landscaped grounds are incredible with such a Mediterranean ambience with cypresses, olive trees, pretty terraces and stone steps dotted across the many levels. The heated swimming pool is sensational and there is a pool house and summer kitchen for al-fresco feasts. The 2.6-hectare estate also features traditional pétanque and a private tennis court.

Flower-filled Mougins is just a short stroll away, a hilltop village famed for its artistic heritage and fine gastronomic reputation. Soak up its charm as you explore its narrow lanes coming across restaurant terraces and little art galleries. A little further afield are other gems of the Cote



d'Azur hinterland including Valbonne, Opio, Grasse, Cabris and Gourdon.

The palm-fringed shores of Cannes are only a short drive away with boutiques, bars and fine dining establishments. You will also fall in love with the beachside restaurant of Juan-les-Pins, the historic character of Antibes or the pretty bays around Théoule-sur-Mer in this alluring part of the Côte d'Azur.

## Facilities

Weddings • Watersports • Horse Riding • Canoeing/Kayaking • Walking/Hiking Paths • Walk to Village • Romantic • Historical Sites • Tennis Nearby • Cycling • Ideal for Kids • Go-Karting • Scuba Diving • Boat Trips • Private Pool • Tennis Court • Golf Nearby • Wellness • Villa • Air-Con • Wine Tasting • Fishing • Heated Pool • Ideal for Teens • Pets on Request • Cots (Cribs) • Wow Factor • Beach Nearby • Instagrammable • <1hr to Airport • Pool Safety Feature • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Games Room • Garage • Gym/Fitness Room • Sauna/Steam • Outdoor Games • Home Cinema • Caretaker/Owner on Site • Ideal for Babies & Toddlers • Boules/Petanque • High Chair(s)

# Interior & Grounds

## Maison Interiors (1200m2)

- Entrance hall
- Living room with doors opening out to terrace
- Open-plan TV lounge
- Dining room with doors opening out to terrace
- Second dining room/meeting room
- Kitchen, professionally-equipped
- Cinema lounge
- Sauna, hammam and gym

## Main House Bedrooms

- Master bedroom with super king-size double bed, lounge area, office space and en suite bathroom with bath, shower and WC
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed, terrace access and en suite bathroom
- Bedroom with double bed, terrace access and en suite bathroom
- Bedroom with double bed, amazing views and en suite bathroom
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed (suitable for nanny)

## Separate Bedrooms (within grounds)

- Chapel bedroom with double bed and ensuite
- Loft - two double bedrooms with two ensuite bathrooms and loft mezzanine with double bed

*There is also occupied staff accommodation on site (not accessible to guests)*

## Outside Grounds (2.6 hectares)

- Heated swimming pool (25m) with safety alarm
- Poolside terrace with sun loungers
- Pool house with al-fresco dining area, bar and summer kitchen
- Large veranda with distant sea and mountain views
- Fountains and water features
- Terrace and carp pond
- Various other terraces
- Landscaped garden (different levels and steps)
- Tennis court
- Boules court
- Garage and large parking area



## Location & Local Information

Set in a prestigious estate of 2.6 hectares including a beautiful swimming pool, tennis court and terraced landscaped gardens, Maison Lauren enjoys a privileged location just a short walk from medieval Mougins, a hilltop village overlooking the Côte d'Azur below.

Strolling up the hill, you can reach the edge of the village in around 400m (no pavement) before walking up to the heart of the village passing pretty stone houses, olive trees, restaurant terraces and little art galleries. Indeed, the village is famed for its food (Les Étoiles de Mougins gastronomic festival takes place in September) and art - follow Picasso's footsteps around the village he so loved towards the end of his life. Whether visiting museums and galleries or just pottering around the little shops, it's an incredibly charming village to spend time in.

The allure of Cannes (7km) is just a short drive away with its boutiques, high-end restaurants, bars, palm-fringed shores and impressive marina, not to mention the town's more authentic side with the bustling Marché Forville and historic fishermen's quarter, Le Suquet.

Nearby Antibes (14km) is another gem of the French Riviera with its old citadel alongside Cap d'Antibes for incredible coastal hikes. Meanwhile, beach lovers will adore the chic resort of Juan-les-Pins (14km), especially loved by Parisians in the height of the summer.

Heading further east, spend the day visiting the markets, museums and city beach of cosmopolitan Nice (30km), soak up the charm of Villefranche-sur-Mer (36km) and gaze at the captivating vistas from the perched village of Èze (40km).

In the other direction are the pretty bays and coastal walking trails in and around Théoule-sur-Mer (20km), backed by the beauty of the Massif de l'Esterel. The winding coastal road continues on to pretty Plage d'Agay (34km) and the seaside towns of sophisticated Saint-Raphaël and historic Fréjus.



You are also well located for exploring the Côte d'Azur hinterland. Experience the Friday morning market in historic Valbonne (7km), admire the perfume studios and Rubens paintings in Grasse (15km) and enjoy a wealth of outdoor adventures around Lac de Saint-Cassien (37km), not far from the picturesque villages of the Pays de Fayence.

Not forgetting the enchanting villages of Vence (30km) and St Paul de Vence (25km), home to Matisse's Chapelle du Rosaire and the highly regarded art exhibitions at Fondation Maeght.

## Local Amenities

Nearest Airport	<b>Nice Airport (22km)</b>
Nearest Train Station	<b>Gare de Cannes (7km)</b>
Nearest Village	<b>Mougins (Within 350m)</b>
Nearest Town/City	<b>Cannes (7km)</b>
Nearest Restaurant	<b>Mougins (Within 500m)</b>
Nearest Supermarket	<b>Market Mougins Tournamy (1.5km)</b>
Nearest Beach	<b>Cannes (7.5km)</b>
Nearest Tennis	<b>Just outside Mougins (2.5km)</b>
Nearest Golf	<b>Cannes Mougins Golf Country Club (2.7km)</b>

## What we love

- We love the opulence of this French Riviera residence dating back to the 1920s
- The vast landscaped gardens feature a huge heated swimming pool, private tennis court and idyllic terraces with cypresses and olive trees
- The veranda enjoys splendid vistas of the Mediterranean and Esterel mountains
- Such a privileged setting a short stroll from flower-filled Mougins and its gastronomic restaurants
- The beauty of Cannes and the French Riviera is just a short distance away

## What you should know...

- Guests need to be able to manage the steps both inside the historic house and within the beautiful terraced grounds on many levels.
- Please see the 'Property Layout' for details on the bedrooms (which are scattered across the main house and annexes). One of the main house bedrooms is designed for an accompanying nanny.
- There is also staff accommodation on site (where the caretaker and other staff live).
- 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:** €20000 charged to client's credit card by the owner one month before/upon 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. 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. Please see the 'Property Layout' section for details on the bedrooms which are scattered across the main house (including a bedroom suitable for an accompanying nanny) and annexes. A premium will be applied for festivals and special events in the region - please enquire for a quote.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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.
- **Pool heating charge?:** Pool heating included up to 30 degrees. 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?:** The pool is open approximately April to October. 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.