

Villa Lumiere Royale

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

Overview

This attractive villa in Cannes is ideal for guests looking for high-end living with impressive features whilst being just a short stroll to one of France's most iconic boulevards, La Croisette.

Whether sunbathing by the salt-water infinity pool, working out in the gym or relaxing in the games and cinema lounge, Villa Lumiere Royale will appeal to a group of friends or an extended family with older children. It is located within a prestigious gated domaine around a 25-minute walk from the allure of Cannes and its palm-fringed shores.

Peering over the rooftops and palm trees, you can even see the glistening Mediterranean from the upstairs master double, a gorgeous bedroom with its own private walk-in wardrobe and en suite bathroom with a romantic roll-top bath. There are three further doubles downstairs, each one with its own private shower room, alongside a charming garden studio annexe with its own entrance, allowing Villa Lumiere Royale to sleep up to 10 guests in style.

Indeed, the air-conditioned villa has recently undergone a complete renovation led by an interior designer who has ensured the very best in terms of furnishings and amenities. The living space is both inviting and elegant with doors leading to the outdoor lounge whilst the open-plan dining room opens to both the kitchen and al-fresco dining terrace. There is the option to hire a private chef if you would prefer not to cook in the beautiful kitchen or of course you can just wander down to the heart of Cannes.

Kick back in the cinema lounge, play in the games room with its table football, billiard table and bar whilst fitness enthusiasts will appreciate the gym with a treadmill, bike



and free weights. Not forgetting the glorious swimming pool with its decked poolside terrace and sun loungers, set in the pretty Mediterranean garden.

There is so much to experience in Cannes from its boutiques, bars and restaurants to the vibrant daily market and historic fisherman's quarter. Admire the Palais des Festivals before taking a walk around the marina - charter a yacht and skipper to tour the French Riviera coastline or catch a ferry across to the picturesque Lérins Islands.

Soak up the ambience on Cannes' city beach, partake in summer watersports or venture a little further afield to the bays around Théoule-sur-Mer, the coastal walking trail of Cap d'Antibes or Juan-les-Pins' chic beachside restaurants. Visit art galleries in Vallauris, Antibes, St-Paul-de-Vence and Nice or drive to picture-perfect hilltop villages with gastronomic restaurants such as Mougins, Vence and Èze.

Whether you are seeking the glamour of the French Riviera or the flower-filled charm of the Côte d'Azur's hinterland, there are so many experiences to appreciate during your stay at Villa Lumiere Royale.

Facilities

Villa • Walking/Hiking Paths • Horse Riding • Watersports • Historical Sites • Tennis Nearby • TV • Cycling • Walk to Beach • Scuba Diving • Wine Tasting • Boat Trips • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Pool/Snooker • Saltwater Pool • Chef/Cook Available • Walk to Village • Gym/Fitness Room • Maid Service Available • Games Room • Beach Nearby • Private Pool • Indoor Games • Modern • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Smart TV • Table Football • Home Cinema • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors (approximately 350m2)

Main Floor (via steps)

- Lounge with sofas, TV and doors opening out to terrace
- Open-plan dining area for up to 10 guests. Doors lead to al-fresco dining terrace
- Kitchen, fully-equipped, with doors leading to the dining area
- Small TV lounge with Smart TV
- Bedroom (accessed via TV lounge) with en suite shower room
- Bedroom with double bed, TV, terrace access and separate shower room
- Bedroom with double bed, TV, terrace access and en suite shower room

First Floor

- Master bedroom with large double bed, TV, sea-view and en suite bathroom with rolltop bath, shower and walk-in wardrobe

Lower Ground Level

- Games room and bar
- Gym with cycling machine, treadmill and free weights
- Home cinema lounge

Garden Annexe

- Studio bedroom (independent entry) with double bed, kitchenette and en suite shower room

Outside Grounds

- Salt-water swimming pool (9.7x4m)
- Poolside terrace with six sun loungers
- Al-fresco dining terrace
- Barbecue (on request)
- Outdoor lounge



- Mediterranean garden and terraced grounds (with steps)
- Electric gate and parking

Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Smart TV
- Home cinema
- Home gym with treadmill, bike and free weights
- Billiard table
- Table football
- Laundry room (basement)

Location & Local Information

Villa Lumiere Royale is located less than 2km from the heart of Cannes, around half an hour from Nice Airport. If arriving by train, direct TGV services from Paris to Gare de Cannes take just over five hours.

The villa is within a gated domaine in a prestigious neighbourhood – within a 25-minute walk you can be strolling along La Croisette, Cannes' famous boulevard, or dipping your toes in the Mediterranean. As well as the glitzy boutiques, bars and high-end restaurants, get to know the more authentic side of Cannes as you soak up the ambience of the vibrant Marché Forville and explore the old fishermen's quarter, Le Suquet. Boat trips depart the impressive marina for tours along the French Riviera or across to the Lérins Islands.

Heading north-east along the coast, you will soon reach the upmarket seaside resort of Juan-les-Pins (10km), the old citadel in Antibes (11km) and the beautiful Cap d'Antibes where you can follow the footsteps of Picasso, Hemingway and Monet. Picasso also so loved the flower-filled hilltop village of Mougins (7.5km), nowadays known for its gastronomic restaurants and art galleries.

Continue along the glamorous French Riviera towards Nice (33km) and Monaco (55km) passing gorgeous places such as Villefranche-sur-Mer (40km) and the famous perched village of Èze (54km) with its Michelin starred restaurant and incredible views.

In the other direction, the pretty bays and walking trails of Théoule-sur-Mer (15km) are waiting to be explored, backed by the Esterel massif, a paradise for keen hikers. The winding road continues towards Saint-Raphaël and Fréjus where you can experience yet another side of the sophisticated Côte d'Azur (or take the train with the most amazing scenery en route).

Take time to discover the Côte d'Azur hinterland whether visiting Valbonne (13km) on a Friday morning for its historic market or admiring the perfume studios and



Rubens paintings of Grasse (21km). If you can find the time, appreciate the charm and beauty of St Paul de Vence (28km), home of the highly regarded Fondation Maeght, and visit Matisse's Chapelle du Rosaire just outside the equally lovely village of Vence (31km).

Local Amenities

Nearest Airport	Nice Côte d'Azur Airport (26km)
Nearest Beach	Cannes (La Croisette) (2km)
Nearest Golf	Cannes Mougins Golf Country Club (8km)
Nearest Restaurant	Cannes (Within 1.5-2km)
Nearest Supermarket	Carrefour City (1.5km)
Nearest Tennis	Tennis Park Montfleury Cannes (1.8km)
Nearest Town	Cannes (Within 1.5-2km)
Nearest Train Station	Gare de Cannes (1.6km)

What we love

- Set within a prestigious domaine, you are just a short stroll to downtown Cannes and its beaches
- Styled by an interior designer, guests can expect high-end living with impressive amenities including a gym, cinema lounge and games room with bar
- Gaze towards the sea from the upstairs master bedroom with its gorgeous roll-top bath and walk-in wardrobe
- The terraces are beautiful with ample space for al-fresco dining and lounging as well as swimming in the salt-water infinity swimming pool
- An ideal base for visiting French Riviera beaches and towns alongside charming flower-filled villages of the Côte d'Azur's hinterland

What you should know...

- Villa Lumiere Royale sleeps sleeps 8 guests in the main villa and 2 guests in a garden studio with its own entrance.

Terms & Conditions

- **Security deposit:** £2100 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.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Villa Lumiere Royale sleeps 8 guests in the main villa and 2 guests in a garden studio with its own entrance. The villa does not have a cot and highchair.
- **Changeover day:** Saturday or Sunday. 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?:** No.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax is included.
- **Pool towels included?:** No.
- **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.