

# Villa La Nicoise

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 8

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## Overview

In the hills of the Côte d'Azur hinterland set above the village of Tourrettes-sur-Loup, this charming French house has a gorgeous swimming pool and terraces with far-reaching views – on clear days you can even see as far as the Mediterranean.

Villa La Nicoise is a welcoming home for your holiday in the south of France. It sleeps up to 6 guests and an additional 2 children across its four bedrooms and three bathrooms. Décor is simple yet attractive with traditional tiled floors and large windows alongside a blend of modern and rustic touches. The open-plan living-dining area and small kitchen is an especially inviting space for a family or small group of friends to spend quality time together.

Pretty French windows open out to the main terrace for outdoor dining and relaxation. Sit back in the outdoor lounge accompanied by the aroma of Mediterranean herbs and gaze at the glorious landscapes. Steps lead down to the swimming pool for more fun times in such pleasant surroundings.

Follow the lane down the hill passing neighbouring houses and you will reach Tourrettes-sur-Loup in around 20 minutes (or it's a short 1.5km drive). The village is a truly enchanting place to explore with its narrow lanes, art studios, restaurants and stunning views from its perched position. Tourrettes-sur-Loup is loved for its historic character, surrounding natural beauty and violet production.

There are so many gems of the French Riviera hinterland to explore. Artistic Vence, St Paul de Vence and the highly regarded Fondation Maeght are easily reached by car or you could be wandering along Cagnes-sur-Mer's seaside



promenade in less than half an hour. Stop off for a spot of shopping en route at Polygone Riviera, then follow Renoir's footsteps in Cagnes-sur-Mer's historic old town.

Experience the perfume studios of Grasse, the historic market in Valbonne and the art galleries of Mougins. That said, you may prefer to spend the day simply enjoying lingering lunches and the finest French cuisine accompanied by a glass of chilled *rosé* in Nice, Antibes, Juan-les-Pins or even Cannes.

## Facilities

Boat Trips • Scuba Diving • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Walk to Village • Private Pool • Villa • Golf Nearby • Fishing • Wine Tasting • Cots (Cribs) • <1hr to Airport • Pool Safety Feature • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Tumble Dryer • Dishwasher • Working Fireplace/Woodburner • Heating • Kid-friendly excursions • Water excursions/Boat trips • Theme park • Water park • High Chair(s)

# Interior & Grounds

## House Interiors

### Main Floor

- Living area with pellet stove
- Open-plan dining area with doors opening out to terrace
- Kitchen, well-equipped
- Bedroom and bathroom with shower and separate WC

### First Floor

- Master bedroom and adjacent separate bathroom with shower
- Bedroom with double bed
- Bedroom with two single beds
- Bathroom with bath and separate WC
- Laundry room with washing machine and dryer

## Outside Grounds

- Swimming pool with safety alarm
- Poolside terrace with deck chairs and shady trees
- Outside terrace with al-fresco dining and lounge area
- Barbecue
- Garden (1.470m<sup>2</sup>) with different levels/steps
- Parking (two cars)



## Location & Local Information

Villa La Nicoise is located a short drive or walk from the pretty village of Tourrettes-sur-Loup, a 30 minute drive from Nice Airport and just over 20 minutes by car from Cagnes-sur-Mer.

This characterful house is set in an attractive neighbourhood around 1.5km north of Tourrettes-sur-Loup – it's around 20 minutes on foot if you don't mind the hill on the way back. The village itself is incredible with the most glorious views of the surrounding countryside from its perched position. Explore the flower-filled lanes with stone houses, artisan shops, art galleries and a handful of restaurants (and a couple just outside the historic centre). The village is known for its violet flower production – visit the Bastide aux Violettes to learn more.

This is also a perfect location for visiting artistic Vence (5km) and St Paul de Vence (8km), both iconic hilltop villages with immense charm, character and heritage, also home to Matisse's Chapelle du Rosaire and the highly regarded Fondation Maeght.

Follow Renoir's footsteps in the old quarter of Cagnes-sur-Mer (13km), stop off for a spot of shopping at Polygone Riviera (12km) and then wander along Cagnes-sur-Mer's promenade with its vast beach and watersports. Picturesque Villeneuve-Loubet (14km) is also within easy reach and its beaches below the village whilst the charming town of Antibes (25km), the coastal hiking paths of Cap d'Antibes and the beachside restaurants of Juan-les-Pins (26km) are a little further south.

Spend the day exploring the museums, galleries and markets of Nice with its atmospheric city beach, be enchanted by the French charm of Villefranche-sur-Mer (35km), admire the mansions on Saint-Jean-Cap-Ferrat (36km) and even experience the glamour of Monaco (50km), not too far from the Italian border. In the other direction is equally alluring Cannes (32km).

Discover the serene beauty of the Côte d'Azur hinterland



as you visit the perfume studios of Grasse (18km), the Friday morning market in Valbonne (20km) and the flower-filled artistic lanes of Mougins (26km). Not to mention a wealth of stunning walking and hiking trails and opportunities for adventurous sports across the rugged landscapes of the Alpes-Maritimes.

## Local Amenities

Nearest Airport	<b>Nice (20km)</b>
Nearest Train Station	<b>Cagnes-sur-Mer/Nice-ville (13km/27km)</b>
Nearest Village	<b>Tourrettes-sur-Loup (2km)</b>
Nearest Restaurant	<b>Tourrettes-sur-Loup (2km)</b>
Nearest Shop	<b>Grocery store in Tourrettes-sur-Loup (2km)</b>
Nearest Supermarket	<b>Carrefour Contact (4km)</b>
Nearest Town	<b>Vence (5km)</b>
Nearest City	<b>Nice (27km)</b>
Nearest Beach	<b>Cagnes-sur-Mer (15km)</b>
Nearest Golf	<b>Golf Opio Valbonne (21km)</b>
Nearest Tennis	<b>Tourrettes Tennis Club (1km)</b>

## What we love

- Soak up the authentic character of this delightful French home with far-reaching views from its fantastic swimming pool
- Follow the hill down to the beautiful perched village of Tourrettes-sur-Loup, only 1.5km away
- In the other direction are walking paths through the incredible Côte d'Azur hinterland
- Vence is such a short drive away, loved for its cobbled lanes, artistic heritage, wonderful restaurants and French Riviera charm
- Within 25 minutes you could be strolling along the promenade in Cagnes-sur-Mer, a Côte d'Azur town also loved for its historic quarter and huge shopping complex
- Nice, Antibes and Cannes are just some of the many other wonderful days out

## What you should know...

- Villa La Nicoise sleeps 6 guests plus two additional children across four bedrooms (including a twin best suited to children).
- If staying in cooler months, there is a beautiful pellet stove in the living room whilst other rooms have electrical heaters.
- Even though there is a bedroom on the main floor, guests still need to be able to manage steps across the grounds and down to the swimming pool.

# Terms & Conditions

- **Security deposit:** €500 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:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A cot and highchair are available on request.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. €250, payable locally. This is for a standard changeover clean. Guests should be respectful of the property and leave the accommodation in a clean and tidy condition. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- **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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.