Pearl Azure

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

Overview

In an attractive residential neighbourhood of Cagnes-sur-Mer, Pearl Aazure is a wonderfully renovated holiday home offering a seamless blend of modern comfort and coastal ease. Just 15 minutes on foot from the Mediterranean shoreline, it provides an enviable base to savour the very best of the Côte d'Azur. With Cannes and Nice each a short drive or train ride away, and the glamour of Antibes and Juan-les-Pins also nearby, guests will find the Riviera's most celebrated sights, beaches and dining within easy reach.

Inside, the villa unfolds over three floors, each thoughtfully designed for both relaxation and togetherness. Fully air-conditioned throughout, it features four king-size double bedrooms, each with its own TV, and five bath or shower rooms for effortless comfort. The open-plan living and dining area is bright and contemporary whilst a well-equipped kitchen, games room with pool table and Wi-Fi ensure both convenience and entertainment are always at hand.

Outside, the centrepiece is the heated swimming pool where sun loungers invite unhurried afternoons beneath the Côte d'Azur sky. A shaded dining terrace and barbecue make outdoor meals a daily pleasure, whilst gated parking allows you to hire a car if you wish.

Cagnes-sur-Mer brims with energy, from its vibrant markets and traditional fishmongers to its lively cafés, restaurants and waterfront promenades. Watersports, a bustling harbour and cultural events fill the days, while the area's stylish open-air shopping centre and equestrian centre a short drive away add unique local flair.

Pearl Azure promises a location where the Mediterranean's rhythm sets the pace for unforgettable days.









Facilities

Golf Nearby • Pure France • Villa • Boat Trips • Scuba Diving • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Air-Con • Wine Tasting • Private Pool • Ideal for Teens • Heated Pool • Walk to Beach • Beach Nearby • Modern • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Games Room • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Fenced Grounds

Interior & Grounds

Villa Interiors

- Entrance hall
- Living room with TV and Wi-Fi
- Dining area with doors to terrace and garden
- Kitchen with ceramic hob, American-style fridge freezer, oven, microwave and dishwasher. Door opens to terrace
- Separate WC and hand basin
- Bedroom 1 with king-size double bed, plasma TV, Blu-ray/DVD player and en suite shower room with shower and sink

First Floor (sloping ceilings)

- Bedroom 2 with king-size double bed, private terrace, plasma TV and Blu-ray/DVD player
- Shower room with shower and sink
- Shower room with shower, WC and sink
- Bedroom 3 with king-size double bed, plasma TV and Blu-ray/DVD player
- Bathroom with bath/shower and sink
- Separate WC

Lower Ground Floor

- Games room with TV and pool table
- Shower room with WC, shower, sink, washing machine and dryer
- Bedroom 4 with king-size double bed, plasma TV and Blu-ray/DVD player
- Living room
- Separate WC

One of the bedrooms features a mezzanine lounge level

Outside Grounds

- Heated pool (7.5x4m, temperature up to max 30C)
- Poolside terrace and loungers
- Shaded dining terrace with barbecue
- Many steps (some open-sided)
- Enclosed small garden with lawn, olive tree and palm trees
- Private off-road gated parking









Location & Local Information

Located in a residential neighbourhood, Pearl Azure enjoys an especially convenient position in the heart of the Côte d'Azur.

Just a 15-minute stroll downhill brings you to the palm-fringed promenade of Cagnes-sur-Mer, where a little marina at Port Cros and the vast beach meet the glittering Mediterranean. The seafront hums with relaxed summer cafés, inviting restaurants and chic beach clubs, while a wealth of seasonal watersports, from paddleboarding to jet-skiing, beckon the adventurous. Daily life is made easy with a nearby supermarket and boulangeries also within walking distance.

Take time to also explore the town's medieval hilltop quarter, a short drive (or 2km uphill walk) away. Its cobbled lanes, artist studios and 14th-century Grimaldi Castle offer an atmospheric contrast to the lively waterfront. For a dose of contemporary retail therapy, the Polygone Riviera (4km) is just a short drive away, an open-air shopping haven with high-end boutiques, international brands, al fresco dining terraces and cinema.

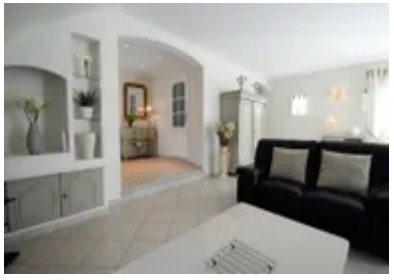
From your base, the charm of Nice (11km), with its Belle Époque architecture and famous Promenade des Anglais, is within easy reach by train or car. In the other direction, discover Antibes (11km) and the Cap d'Antibes for incredible walks along the coastal paths, or head to Juan-les-Pins for vibrant nightlife and beachside restaurants. Cannes (22km), with its designer shopping and glittering marina, is also close enough for a spontaneous day trip.

Beyond the coast, the hinterland reveals characterful beauty. The perched villages of Vence (11km) and St Paul-de-Vence (9km) invite exploration, their narrow lanes lined with art galleries, shaded squares and centuries-old buildings. This region has long drawn painters, poets and dreamers – a rich heritage that continues to infuse every view.

Local Amenities

Nearest Airport	**Aéroport de Nice-Côte d'Azur (4km)**
Nearest Beach	**Plage du Port du Cros (1.5km)**
Nearest City	**Nice (12km)**
Nearest Golf	**Golf de la Vanade (8km)**
Nearest Restaurant	**Cagnes-sur-Mer (1km)**
Nearest Town	**Cagnes-sur-Mer (1.5km)**









Nearest Train Station	**Cagnes-sur-Mer (2km)**
Nearest Supermarket	**Cagnes-sur-Mer (850m)**

What we love

- A modern villa across three floors, with four king-size double bedrooms and five stylish bath/shower rooms
- Just a 15-minute stroll to the Mediterranean shoreline and Cagnes-sur-Mer's vibrant waterfront
- Relax by the heated swimming pool or enjoy al-fresco meals on the shaded dining terrace with barbecue
- Easy access to Riviera highlights - Cannes, Nice, Antibes and Juan-les-Pins are all within a short drive or train ride

What you should know...

- It's a wonderful house for families with its games room, swimming pool and convenient location for exploring the French Riviera – do note if travelling with youngsters that there are stairs both inside and out and a mezzanine level in one of the bedrooms.
- You can walk to Cros-de-Cagnes train station with departures to Nice, Antibes and Cannes (and beyond). It is also worth hiring a car if you wish to experience the beauty of the French Riviera hinterland.

Terms & Conditions

- **Security deposit:** €1000 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:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.
- **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.