

# Les Fumerates

**Region:** Provence-Alpes   **Sleeps:** 5

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## Overview

Les Fumerates is an outstanding ground-floor apartment occupying the entire lower level of a beautiful two-storey Mediterranean villa, with exclusive use of its terrace, pool, and gardens. Sleeping up to five guests, this stylish property is set on a south-facing hillside, offering sweeping views of the French Riviera coastline and surrounding countryside.

Inside, the villa features a spacious layout with a fully equipped kitchen, an open-plan living and dining area, and two air-conditioned bedrooms. One bedroom boasts an ensuite bathroom, while the other is served by a modern family bathroom. The interiors combine comfort and elegance, creating a relaxed yet refined holiday setting.

Outdoors, guests can enjoy a large sun terrace perfect for alfresco dining and lounging, alongside a stunning private heated infinity pool with a water slide and diving board. The charming hilltop village of Saint-Paul-de-Vence is just a five-minute drive or a 20-minute walk away, offering restaurants, artisan shops, and Provençal charm. The sandy beaches of Cagnes-sur-Mer are only 10 minutes away, making Les Fumerates an ideal base for both coastal relaxation and cultural discovery.



## Facilities

Scuba Diving • Romantic • Walking/Hiking Paths • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Sailing • Ground Floor Bed & Bath • Boat Trips • Hairdryer • Wellness • Coffee Machine • Villa • Washing Machine • BBQ • Pure France • Wi-Fi/Internet • Golf Nearby • Air-Con • Fishing • TV • Wine Tasting • Walk to Village • Beach Nearby • Wow Factor • DVD • Private Pool • Instagrammable • Modern • Nearby Church/Chapel • Slide • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Heating • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

- Entrance hall
- Guest WC
- Fully-equipped kitchen with breakfast table, oven, hob, fridge, freezer, microwave and dishwasher
- Living and dining room
- Bedroom with double bed, single bed and ensuite bathroom with shower, sink and WC
- Bedroom with double bed (can be separated into two singles)
- Bathroom with shower, sink and WC

## Outside Grounds

- Private, infinity, heated swimming pool (12.5m x 5m) with diving board and water slide
- Sun terrace with loungers
- Terrace with dining area

## Facilities

- WiFi
- Air conditioning
- TV
- DVD
- Bluetooth speaker
- Washing machine and dryer



# Location & Local Information

Les Fumerates enjoys a prime south-facing hillside position next to the picturesque town of Saint-Paul-de-Vence, offering sweeping views over the Mediterranean coast and the surrounding Provençal countryside. Just a 5-minute drive away, Saint-Paul-de-Vence is one of the oldest medieval towns on the French Riviera, celebrated for its charming cobbled streets, historic ramparts, and thriving art scene. Visitors can explore renowned galleries and museums, including the nearby Fondation Maeght, which houses an exceptional collection of modern and contemporary works.

The village offers all essential amenities, from bakeries and grocery stores to over a dozen restaurants serving both traditional Provençal dishes and refined Mediterranean cuisine. Local delicacies include fresh seafood, olive tapenade, and regional wines, best enjoyed in one of the many sun-drenched terraces.

Within 10 minutes, the sandy beaches and vibrant promenade of Cagnes-sur-Mer await, perfect for swimming, sunbathing, and water sports. The surrounding area also offers scenic hiking trails, vineyard tours, and opportunities to experience Provençal markets brimming with local produce and crafts. With Nice Airport only 12 km away, Les Fumerates is an ideal base for combining relaxation, culture, and Riviera charm.

## Local Amenities

Nearest Airport	<b>Aéroport de Nice-Côte d'Azur</b> (12 km)
Nearest Airport 2	<b>Aéroport de Cannes-Mandelieu</b> (21 km)
Nearest City	<b>Nice</b> (11 km)
Nearest Ferry Port	<b>Nice Ferry Terminal</b> (13 km)
Nearest Golf	<b>Golf de la Vanade</b> (4 km)
Nearest National Park	<b>Parc national du Mercantour (cœur)</b> (53 km)
Nearest Restaurant	<b>(1-2 km)</b>
Nearest Shop	<b>(1-2 km)</b>
Nearest Supermarket	<b>(2 km)</b>



Nearest Town	Vence (4 km)
Nearest Train Station	Cagnes-sur-Mer (4 km)
Nearest Village	Saint-Paul-de-Vence (1 km)

## What we love

- Perched on a south-facing hillside with sweeping views over the Mediterranean coast and surrounding countryside, just minutes from Saint-Paul-de-Vence.
- Large sun terrace for alfresco dining and lounging, surrounded by beautiful gardens, all for the private use of guests.
- Private heated infinity pool with water slide and diving board, offering fun and relaxation for all ages.
- Only a short drive to the hilltop charm of Saint-Paul-de-Vence and the sandy beaches of Cagnes-sur-Mer.

## What you should know...

- Les Fumerates can sleep up to five guests across two bedrooms. One bedroom has a double bed and a single bed and sleeps three guests.
- Owners may occasionally stay upstairs, offering local tips if desired, but guests enjoy exclusive use of all facilities.



# Terms & Conditions

- **Security deposit:** € 500 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.
- **End of stay cleaning available?:** 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?:** Smoking and vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.