

# Villa Saint Martin

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

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## Overview

Set high above the Mediterranean, Villa Saint-Martin commands a privileged viewpoint of the Côte d'Azur. This exceptional, contemporary home captures the essence of refined Riviera living, where large windows frame sweeping vistas of the Bay of Cannes, and the heated infinity pool appears to melt into the surrounding landscapes.

Immaculately designed across three spacious levels, the villa offers high-end accommodation for families or groups seeking comfort and style in an upmarket location. The open-plan living and dining space is light-filled and elegant, opening directly onto a generous terrace ideal for morning coffees and evening apéritifs. The fully equipped kitchen features everything from a central island and wine fridge to American-style appliances. Each of the four bedrooms has its own ensuite bathroom, including a master suite with a terrace and dramatic views.

Outdoors, the vast terraced garden is richly Mediterranean, dotted with native planting and punctuated by quiet corners to soak up the sun. At the centre, the heated infinity pool invites long, indulgent afternoons. Whether dining with a view of Cannes' twinkling lights, lounging by the pool or relaxing with a glass of local rosé as the sky shifts to evening gold, Villa Saint-Martin offers an effortlessly luxurious escape.

In a perched setting, the villa is located in an exclusive gated residential area. The charming coastal towns of Théoule-sur-Mer and Mandelieu-la-Napoule are a short drive away, with a selection of beach-front restaurants, cafés and boutiques. For day trips, Cannes and its famed Croisette are under an hour away or venture west towards the sophisticated French Riviera town of Saint-Raphaël.

For those in search of contemporary elegance and breathtaking sea views, Villa Saint-Martin is among the finest addresses above Théoule-sur-Mer to savour it all.

## Facilities

Private Pool • Exclusive • Pure France • Heated Pool • BBQ • Washing Machine • TV • Dishwasher



# Interior & Grounds

## Villa Interiors

### Main Floor

- Open-plan living and dining room sofas, fireplace, dining table and panoramic sea views. Patio doors lead to main terrace with outdoor lounge and pool area
- Open-plan kitchen with central island, well-equipped including dishwasher, oven and hob, American-style fridge freezer, washing machine, wine fridge plus further fridge and freezer. Doors slide open to lounge terrace
- Separate WC and sink

### First Floor (via spiral staircase)

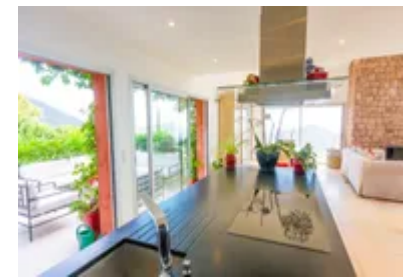
- Main entrance hall
- Bedroom 1 with double bed (or two singles), balcony access and ensuite shower room with WC, shower and sink
- Separate WC and sink

### Lower Ground Floor (via spiral stairs)

- Living area with TV
- Bedroom 2 with double bed, door to balcony terrace and ensuite shower room with WC, shower and sink
- Bedroom 3 with double bed and ensuite shower room with WC, shower and sink
- Master Bedroom 4 with double bed, terrace access, panoramic views and ensuite bathroom with WC, bath/shower, separate shower and twin sinks

## Outside Grounds

- Heated infinity swimming pool (8x5m) with shallow entry plage area
- Poolside sun loungers
- Large dining and lounge terrace with barbecue
- Mediterranean garden (2000m<sup>2</sup>) with terraced/steep levels, steps, flowers and panoramic views
- Private drive and parking



## Location & Local Information

Set within an exclusive, gated enclave of elegant private homes, Villa Saint-Martin enjoys a privileged hillside position above the sparkling coastline of the French Riviera. Close to the vivid red cliffs of the Massif de l'Esterel and the azure waters of the Mediterranean, this stylish villa is perfectly placed to explore the iconic charms of the Côte d'Azur.

The nearby village of Théoule-sur-Mer, around 12km away following stunning winding roads, is a gem of the Riviera, known for its picturesque harbour, waterfront dining and unspoilt coves. Stroll along the palm-fringed promenade or take to the water with boat trips, paddleboarding and snorkelling adventures. Families will love the little beaches, while more active guests can explore the dramatic coastal trails of the Esterel mountains, a paradise for walkers, mountain bikers, horse-riding enthusiasts and nature lovers.

Mandelieu-la-Napoule (19km) offers a broader selection of restaurants and a well-stocked hypermarket for all essentials. The town is also home to a sandy shoreline lined with family-friendly beach clubs, ideal for long, leisurely lunches by the sea.

For a touch of Riviera glamour, head to Cannes (24km, around 55 minutes away), where high-end boutiques, world-class dining and the iconic La Croisette boulevard await. Further east, Antibes (40km) offers historic charm and a lively marina, while to the west, you can discover the relaxed resorts of Plage d'Agay (19km), Saint-Raphaël (30km) and Fréjus (32km).



## Local Amenities

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|------------------------|--|
| Nearest Airport        | <b>Aéroport de Cannes-Mandelieu</b><br>(6 km)        |
| Nearest Airport 2      | <b>Base Hydro-ULM Juan Les Pins</b><br>(16 km)       |
| Nearest Airport 3      | <b>Aérodrome de Fayence</b><br>(23 km)               |
| Nearest Bar/Pub        | <b>Le Rolls - Piano Bar</b><br>(3 km)                |
| Nearest City           | <b>Nice</b><br>(35 km)                               |
| Nearest Equipment Hire | <b>Pop'Bike</b><br>(1 km)                            |
| Nearest Golf           | <b>Riviera Golf Club</b><br>(4 km)                   |
| Nearest National Park  | <b>Parc national du Mercantour (cœur)</b><br>(75 km) |



|                       |   |
|-----------------------|---|
| Nearest Restaurant    | <b>Comme à la Maison<br/>(1 km)</b>               |
| Nearest Shop          | <b>Epi d'Or<br/>(1 km)</b>                        |
| Nearest Ski Resort    | <b>Snorkeling - sentier sous-marin<br/>(2 km)</b> |
| Nearest Supermarket   | <b>Spar<br/>(1 km)</b>                            |
| Nearest Town          | <b>Mandelieu-la-Napoule<br/>(5 km)</b>            |
| Nearest Town/City     | <b>Mandelieu-la-Napoule<br/>(5 km)</b>            |
| Nearest Train Station | <b>Théoule-sur-Mer<br/>(2 km)</b>                 |
| Nearest Village       | <b>Théoule-sur-Mer<br/>(1 km)</b>                 |

## What we love

- Panoramic views towards the Bay of Cannes from the elevated terrace and heated infinity pool
- Contemporary design across three stylish levels, with light-filled living spaces and high-end finishes
- Dine al fresco or sip apéritifs while gazing at the Mediterranean from the expansive poolside terrace
- A short drive to the beaches and restaurants of Théoule-sur-Mer and Mandelieu-la-Napoule
- Explore the glamour of Cannes or the charm of Saint-Raphaël on easy day trips along the coast

## What you should know...

- The steep setting is beautiful with terraced Mediterranean grounds, different levels and many steps as well as the striking spiral staircases inside Villa Saint-Martin - children will need to be supervised.

# Terms & Conditions

- **Security deposit:** €1,000 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.
- **Changeover day:** Saturday.
- **Smoking Allowed?:** Smoking or vaping are not permitted at the villa.
- **Minimum stay:** 7 nights. All other duration on request.
- **Heating costs included?:** Yes.
- **Tax:** Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).