

# Mas Bruyeres

**Region:** Provence-Alpes **Sleeps:** 8

## Overview

Close to the pretty villages of Callian and Montauroux, Mas Bruyères is a detached country home where nature, charm and comfort come together. An expansive garden stretches out with shady trees and a private swimming pool as its centre-piece.

Inside, this modern home welcomes up to 8 guests. An open-plan kitchen and dining area with a central island and drinks fridge flows out to the garden. The double living room is arranged over split levels for relaxed family gatherings, while the air-conditioned home cinema room, complete with a drop-down screen and surround sound, offers family entertainment after sunset.

There are four attractive bedrooms (three of which can be configured as twins or doubles) spread across two floors, including one on the ground floor, making the layout ideal for both families and groups of friends. Guests also benefit from three bath/shower rooms, one of which is en suite.

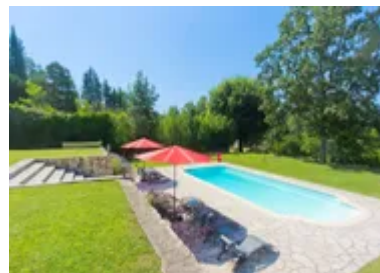
Mas Bruyères is designed to make the most of its glorious garden and outdoor space. Rise to the soft rustle of the pines and sip your morning coffee overlooking the large lawned garden. Spend sunny afternoons by the swimming pool \*that can be heated for a supplement) or perfect your pétanque skills on the boules court. As evening falls, fire up the barbecue and dine al-fresco on the covered terrace.

The home sits less than 2km from the cobbled lanes and restaurant terraces of Callian (a short drive or a 20-minute downhill walk) whilst picturesque Montauroux is just a little further by car with its weekly market. The Mediterranean coast is around 40 minutes away, while nearby attractions include the glider flights of Fayence, watersports at Lac de Saint-Cassien and world-class golf at Terre Blanche.

From the lavender fields of Grasse to the nightlife of Cannes and Juan-les-Pins, this captivating region is rich with excursions.

## Facilities

Pure France • Villa • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Golf Nearby • Private Pool • Wine Tasting • Heated Pool • Ideal for Teens • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • DVD • Tumble Dryer • Dishwasher •





# Interior & Grounds

## House Interiors

- Entrance hall
- Split-level, double living area with TV, Wi-Fi internet, Blu-Ray DVD and doors to terrace
- Kitchen with central island, oven and hob, Nespresso machine, steam oven, fridge, dishwasher and microwave
- Open-plan dining area with table and chairs, drinks fridge and door to garden
- Home cinema room with air-conditioning and large, drop-down screen and surround-sound. Door opens to garden
- Utility room with washing machine and dryer
- Bedroom 1 with two single beds (or double)
- Separate bathroom with WC, shower and hand basin
- Separate WC

## First Floor

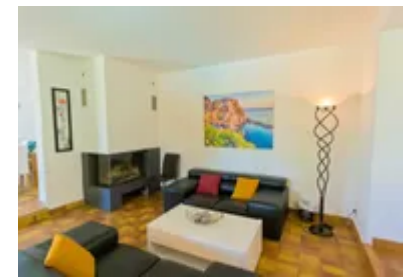
- Landing area with seating, desk and air-conditioning
- Bedroom 2 with double bed (or two singles)
- Bedroom 3 with double bed (or two singles)
- Separate bathroom with WC, bath/shower, separate shower and hand basin
- Bedroom 4 with double bed and ensuite WC, shower and hand basin

## Outside Grounds (3700m2)

- Swimming pool (10x4.5m). Can be heated on request for a supplement
- Poolside terrace with sun loungers
- Shaded dining terrace and barbecue
- Boules
- Private grounds (3700m2) with large lawned garden
- Private gated parking for several cars

## Other Facilities

- Air-conditioning (cinema room and upstairs landing only)





# Location & Local Information

Located on a small residential country lane less than 2km from the hilltop village of Callian, Mas Bruyères offers a picturesque base for exploring the beauty and charm of the French Riviera hinterland, only 40minutes from the coastline of the Côte d'Azur.

Callian itself is a jewel among France's most beautiful villages, where you'll find characterful stone buildings, panoramic views and a warm Provençal welcome in its café-bars and restaurants. You can walk to the village in around 20 minutes following local country roads (downhill, no pavements) or it's a 2-3 minutes drive.

Just a little further, the neighbouring village of Montauroux (4km) provides further amenities, including a bakery, general store and a bustling Tuesday market. Larger supermarkets are conveniently located within a 5 to 10-minute drive, ensuring daily essentials are always within easy reach. Meanwhile, the A8 motorway is just 15 minutes away, making coastal day trips a breeze, while Nice airport is under an hour's drive.

The area offers an exceptional range of leisure activities. Just across the valley lies the prestigious Terre Blanche Golf and Spa (7km), home to two championship courses and a world-class wellness centre. For outdoor enthusiasts, Lac de Saint-Cassien is a 15-minute drive away, perfect for summer kayaking, pedalos or lakeside picnics. Nearby Fayence is famed for its gliding centre, offering unforgettable aerial views of the beautiful landscapes, while horse riding, forest biking trails and vineyard visits offer something for every interest.

For coastal adventures, the Mediterranean beckons with gorgeous beaches at places such as Fréjus Plage (35km), Théoule-sur-Mer (36km) and glamorous Cannes (39km). Cultural highlights include Grasse (25km), the world's perfume capital, where visitors can explore fragrance museums, tour historic factories or even create their own bespoke scent.

Further afield, Antibes (48km) offers stylish nightlife, and the dramatic Gorges du Verdon, less than two hours by car, promises breathtaking scenery and crystal-clear waters for kayaking and swimming.

## Local Amenities

Nearest Airport	Nice Airport (57km)
Nearest Airport 2	Toulon Hyères Airport (114km)
Nearest Beach	Mandelieu-La Napoule/Fréjus Plage (30km/35km)
Nearest City	Cannes/Nice (39km/64km)



Nearest Golf	Terre Blanche Golf Resort (7km)
Nearest Restaurant	Callian (Within 2km)
Nearest Shop	Montauroux (4km)
Nearest Supermarket	E.Leclerc Montauroux (5km)
Nearest Tennis	Just outside Callian (1.7km)
Nearest Town	Grasse (25km)
Nearest Train Station	Grasse (26km)
Nearest Village	Callian (Within 2km)

## What we love

- We adore the expansive garden with its shaded dining terrace and glorious swimming pool, perfect for laid-back days outdoors
- Inside, enjoy movie nights in the air-conditioned home cinema room with drop-down screen and surround sound
- It's a 20-minute stroll (or short drive) to the picture-perfect village of Callian with its historic charm and restaurant terraces
- Other highlights of the area include Montauroux, Lac de Saint-Cassien and Terre Blanche Golf and Spa
- Venture to the beaches of the French Riviera for a wonderful day out from Fréjus Plage to Cannes and Juan-les-Pins

## What you should know...

- It is possible to walk to Callian in around 20 minutes, however do note it is downhill and along country roads (no pavement). Otherwise it's a very short drive.
- Air-conditioning is only featured in the cinema room and upstairs landing area.

# 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:** Saturdays. All other days on request.
- **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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** No, extra €250 per week payable to Oliver's Travels at the time of balance payment. 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.
- **Internet access?:** Yes.
- **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.