Manoir Clement

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

Overview

Amidst verdant hillside gardens and olive groves, a short distance from the quaint old town of Peymeinade lies the idyllic Manoir Clement - an atmospheric family holiday home with a heated private swimming pool offering unique views of the surrounding valleys.

Set in 3000sqm of beautiful well-maintained grounds, the house enjoys panoramic views of the surrounding hills towards Mandelieu. Nineteen steps lead down to the well-secured swimming pool area with its pool house equipped with a summer kitchen and WC. There is an ample poolside terrace and various other terraces on different levels which allow for privacy for a large group. To the front of the house is a covered terrace just outside the kitchen, ideal for all meals, overlooking a lovely lawned space with views. There is also a gate by the front lawn as an precaution for small children. To the right of the house is a full-size floodlit boules pitch and another terrace; from here you can climb up to further levels with terraces both equipped with tables and parasols.

This is a much loved property offering traditionally stylish and cosy spaces inside and many tranquil terraces outside, dotted with picturesque blossoms, shrubs and lawns. The natural beauty that surrounds the property means guests will want to spend plenty of time out on the terraces using the BBQ or playing table tennis.

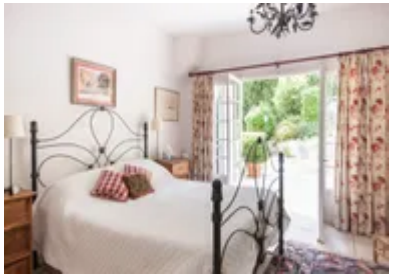
Manoir Clement is perfectly located just a half hour from the coast, and there are many pretty villages to be discovered in the surrounding mountains. The glamour of the beach towns of Cannes and Antibes are a must see, and Grasse, the perfume capital of the world, is within ten minutes' drive.

As featured in...









Facilities

France250 • Golf Nearby • <1hr to Airport • Fishing • Walking/Hiking Paths • Recommended • Private Pool • Ideal for Kids • Working Fireplace/Woodburner • Pure France • Has Offer • Has Discount • Ideal for Teens • Special Offer • Cots (Cribs) • Heated Pool • Ground Floor Bed

& Bath • Wheelchair Access • Pool Safety Feature • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Indoor Games • DVD • Tumble Dryer • Dishwasher • Outdoor Games • Heating • Mattress protector • Booster seat • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interiors

Ground Floor

- Entrance hall
- Large dining room
- A spacious living room opening onto a terrace
- Kitchen opening out onto a covered terrace for al fresco dining
- Study
- Laundry room
- Separate WC
- Double bedroom (140cm bed) with an en suite bathroom with a WC; this bedroom opens onto a lovely courtyard at the side of the house.

First Floor

- 2 x double bedrooms (one with a 150cm bed and the other with a 140cm bed) (one with an en suite shower room with a WC)
- Twin bedroom (80cm beds),
- Bedroom with a single bed (80cm) and a comfortable folding bed (more suitable for children)
- Bedroom with a single bed (90cm) and a pull-out bed
- Bathroom with a wc
- 2 x shower rooms (one with a rain shower) and a separate WC

Outside Grounds (3000m2)

- Private swimming pool (12m x 5m), heated from approximately May to September and outdoor shower
- Pool house and summer kitchen (refrigerator, sink, barbecue, two hobs) and WC
- Lawned garden
- Terraces and outdoor dining spaces and parasols
- Parking (5 cars)

Facilities

- Wi-Fi
- Satellite TV (Apple TV + Humax freesat)
- Sonos system
- Telephone (local/incoming calls only)
- PC
- CD player
- Netflix
- Digital radio
- Alarm
- 2 x barbecues
- Table tennis
- Boules
- Pool table (middle size)
- Washing machine and dryer
- Dishwasher
- Standing fans in each bedroom









Location & Local Information

Close to picturesque hill towns as well as many of the Cote d'Azur's fashionable coastal towns such as Cannes, Antibes, Nice, and La Napoule. The Italian border is about 45 minutes to an hour away by scenic route by train or car; also there are several unspoilt islands to visit by ferry from Cannes as well as crossing the bay to St Tropez. Lac St Casien is a 20 minute drive with small boats for hire and several picnic areas and cafes.

It is an idyllic spot with so many things to do [sailing, hiking, golf, galleries,etc], yet you can also stay happily at the villa with its many restful attractions without wanting to go anywhere else.

Cannes, Nice, Monaco and Saint-Tropez each have a magnetic atmosphere of their own, a frenetic glamour and a parade of beautiful people partying until dawn. Of course, the exultation of hobnobbing with the wealthy on immaculate private hotel beaches, backed by classy cafes under canvas, may be tempered by the subsequent arrival of an account that looks as if it has at least two noughts too many.

The Riviera in fact has plenty of public beaches which are just as, if not more, suitable for families, while a street or two behind the film set façade it is easy to find restaurants that are better value than almost anything back home. On any excursion to the coast by car however, arrive and depart early, to avoid the traffic jams that sometimes build up in high season later in the day. Behind this exotic shop window lies the 'arrière pays', or back-country, within easy reach of the Côte-d'Azur but far less frenetic. Some of the most popular places – Eze, Grasse, Mougins and St Paul-de-Vence – attract large numbers of summer visitors; but only a kilometer or two away are other equally delightful towns and villages, untouched by the mass tourist market. Their ancient streets have breathtaking, distant views of the sea, from houses hugging deep gorges or sheltered by rugged mountain outcrops. Provençal life continues here undisturbed and unthreatened, at its own singular pace.









Local Amenities

Nearest Airport	**Nice (37 km)**
Nearest Ferry Port	**Cannes (20 km)**
Nearest Train Station	**Grasse (5 km)**
Nearest Village	**Peymeinade (2 km)**
Nearest Town/City	**Grasse (5 km)**
Nearest Restaurant	**(Under 1 km)**

Nearest Supermarket	**(Under 1 km)**
Nearest Beach	**(12 km)**
Nearest Golf	**Mougins** **(13 km)**
Nearest Tennis	**Peymenade** **(3 km)**

What we love

- Fantastic location right in the heart of the magnificent French Riviera.
- A family friendly property with plenty to keep kids entertained.
- With your own private drive the house is a secluded paradise, surrounded by immaculate garden terraces and a large heated pool.

What you should know...

- It's a half hour journey to the beaches

Terms & Conditions

- **Security deposit:** £1500 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 other special events are not permitted. Air-conditioning is planned for all 1st floor bedrooms in 2027.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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.

- **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.

- **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 (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open from approximately May to September. 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.

- **Beach towels included?:** Yes.