Le Balcon Romantique

Region: French Riviera (Cote D'Azur) **Sleeps:** 4

Overview

Day dreaming of the ocean? You won't be disappointed with this gorgeous sea-view luxury villa near Cannes. Tastefully furnished and surrounded by luscious Mediterranean gardens and refined furnishings, this sea-view villa is sure to whisk you away to a time gone by. Set in an enviable position on the edge of the renowned Massif de l'Esterel mountains, where spending lazy hours on your terrace gazing out across the horizon is a definate must.

A beautiful feature of this stand out villa is that the dining terrace runs the length of the house. Imagine catching glimpses of the glorious views of the coastline every where you go, and the nearest beach is only 15 minutes away should you wish to get closer. That's if you can manage to pull yourself away from the pool of course, surrounded by exotic hibiscus, palms and classic bougainvilleas, this is a dip you won't forget in a hurry.



Facilities

Air-Con • Private Pool • Ideal for Kids • Walking/Hiking Paths • Ideal for Teens • Has Discount • Has Offer • Special Offer • Beach Nearby • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Ideal for Babies & Toddlers

Interior & Grounds

Ground floor:
- Open plan, air-conditioned living/dining room (TV,CD), 4 French doors onto terrace with outstanding sea views.
- Fully equipped newly fitted kitchen.
- Master double bedroom with air-conditioning and 3 French doors leading onto terrace with sea views.
- Bathroom with separate shower cubicle.
- Double bedroom with beautiful sea view.
- Guest WC.

Grounds:
- Enclosed, terraced grounds with mature plants and trees. No lawn.
- Outdoor dining terrace with magnificent sea views and gas barbecue.
- Steps down to oval shaped pool (11mx5m).
- Roadside parking on secure domaine.









Location & Local Information

A mere five minutes' drive away, you will find a great selection of local restaurants, shops and spectacular beaches. A little further afield you can discover the glamorous city of Cannes bursting with chic shops and pavement cafes to watch the wealthy and famous go about their day. You really are spoilt for choice in this perfect location.

Local Amenities

Nearest Shop	**Miramar (5min drive)**
Nearest Restaurant	**Theoule-sur-Mer (10min drive)**
Nearest Airport	**Nice (40min drive)**
Nearest Golf	**Mandelieu (15min drive)**









What we love

- Lose yourself in the view and the sound of the ocean waves but in the privacy of your very own pool or bougainvillea laced terrace
- Hire a kayak or yacht and enjoy the beautiful beach which is in walking distance

What you should know...

- It's around a 15-minute stroll to the nearest beach; if you are walking, bear in mind that the surrounding lanes and roads may be unlit and without pavements.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- There is no lawn for outdoor games with the kids
- Car hire is recommended if you are planning to explore the local area

Terms & Conditions

- **Security deposit:** £1,000. Security deposit will be taken via credit card authorization prior to holiday and only be charged if damage occurs.

- **Arrival time:** Between 5.00 p.m. and 7.00 p.m.

- **Departure time:** 9.30 a.m.

- **Other Ts and Cs:** Local telephone calls included. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

- **Changeover day:** Saturday. Other days may be possible outside high season on request only.

- **End of stay cleaning:** 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.

- **Other Cleaning:** Mid-week maid service for 3 hours available at additional €15/hour

- **Minimum stay:** 7 nights. Short-breaks of minimum 3 nights may be possible outside high season on request only.

- **Heating costs included?:** Winter heating.