

# Villa Mirabelle

**Region:** French Riviera (Cote D'Azur)   **Sleeps:** 10

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## Overview

Lush, green gardens surround this thoroughly contemporary villa in Côte d'Azur - when you stroll past the olive trees to the private tennis court, you simply won't believe your luck! Two balconies look out over the long pool in the garden, where on the other side you can (and should!) dine al fresco on the shady terrace. You'll especially adore the chandelier hanging within the arbor - très chic, pastoral.

Inside, sophisticated bastide style meets modern standards of space and comfort. Though it's a newly built property, it retains the lightness and grace of the south of France (the cream and wicker furniture does the job). Each bedroom has the convenience of an en suite bathroom, where the vanities are large, the baths divine, and light spills across the tiled floors.

Mougins is the local town, you can reach it on foot in 10 minutes (along the road). Surrounding the town are groves of pines, cypress, and olive trees. It's a short and sweet 15-minute drive to Cannes, the famed seaside resort town you've been dreaming of! The shops and the sea at Boulevard de la Croisette are waiting for you.



## Facilities

Boat Trips • Sailing • Canoeing/Kayaking • Tennis Court • Golf Nearby • Air-Con • Watersports • Wine Tasting • Private Pool • Villa • Chef/Cook Available • Wow Factor • Ideal for Teens • Maid Service Included • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Indoor Games • Tumble Dryer • Dishwasher • Satellite TV • Heating

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Spacious living room leading out to garden and pool area
- TV lounge with satellite television and central fireplace shared with living room
- Dining room with seating for 10 people
- Open-plan kitchen, fully equipped with large fridge freezer, gas oven and dishwasher
- Office with large desk and printer
- Bedroom with large double bed and en suite with bath, shower, wash basin and WC, leading out to a wisteria draped terrace

### First Floor

- Master bedroom with lounge and dressing areas, private terrace, and en suite with bath, shower, wash basin and WC
- Bedroom with two single beds and en suite
- 2x bedrooms with double bed and en suite

### Basement Level

- Laundry room with washing machine and dryer
- Second TV room with direct access to the garden and Bedroom 6
- Bedroom with double bed and en suite shower room

*Please note that there is air-conditioning in 5 of the 6 bedrooms.*

## Outside Grounds

- Swimming pool (heated on request for an additional cost)
- Covered terrace with dining table, comfortably seating 10, and a barbecue
- Private tennis court
- Property gardens extending to 6000 square metres





# Location & Local Information

The charming medieval hilltop village of Mougins has become famous for its art galleries and restaurants, hosting the Festival of Gastronomy every year. Whether you are looking for fine dining or authentic French cuisine, you will find a great choice of excellent restaurants in the area. The picturesque town has also appealed to artists and celebrities over the years, including Pablo Picasso who lived here for the last decade of his life until 1973.

The Mougins Museum of Classical Art is one of many art galleries and studios that are well visited by visitors in the area. The pines, olives and cypress trees in the town also add to the quality of the local environment, making the village popular with tourists in summer.

This area is a natures paradise with the wonderful Parc de la Valmasque (5km) nearby, offering hiking paths, natural trails, birdwatching stations and playgrounds across woodland hills, streams and lakes. There is horse-riding nearby and mountain bike trails for keen cyclists.

You are of course just a short drive from Cannes (9km), with all it's delights, including restaurants, bars, shops, clubs and beaches within easy reach. A walk along the city promenade in Cannes, La Croisette, is a must as you soak up the glitz and glamour that surrounds you. The fashionable city has a brilliant nightlife, some superb restaurants and a great choice of lovely sandy beaches, both public and private.

Other delights of the French Riviera are easily reached such as historic Grasse (16km), in the hills north of Cannes, known for its perfume heritage and fields of lavender, plus the beautiful city of Nice (30km), especially the maze of narrow streets in the old town.

Keen golfers can head to Royal Mougins (7km) and play a round whilst families with children will not only enjoy the beautiful fine sandy beaches and watersports along parts of the Cote d'Azur but there are various waterparks too, including Aquasplash in nearby Antibes, just 15km away.



## Local Amenities

Nearest Airport	Nice (26km)
Nearest Ferry Port	Nice (34km)
Nearest Village	Mougins (3km)
Nearest Town/City	Cannes (9km)
Nearest Restaurant	Val de Mougins (2km)



Nearest Beach	Cannes (9km)
Nearest Golf	Royal Mougins (7km)
Nearest Supermarket	Val de Mougins (2km)

## What we love

- The charming medieval village of Mougins is just a short walk along the road from this villa in Côte d'Azur. Please note that some parts of the walking route do not have pavements.
- En suite bathrooms for all and private tennis court are rare finds, but here you have them!
- Dine on the terrace beneath the vines - pure villa holiday heaven

## What you should know...

- We strongly recommend a car rental to drive to the supermarkets and to other areas.
- There is air-conditioning in 5 of the 6 bedrooms.

# Terms & Conditions

- **Security deposit:** £5,000 paid to the owner prior to arrival and refunded 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that there is air-conditioning in 5 of the 6 bedrooms.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes. However, 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?:** Outside only.
- **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. All other durations on request.
- **Pool heating charge?:** Available on request for an additional €150 per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. 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.
- **Pool towels included?:** Yes.