Villa Lunetta

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

Overview

Set in the hills in the Côte d'Azur hinterland, Villa Lunetta is spread across two spacious floors, with four bedrooms (two master suites and two guest rooms) and three bath or shower rooms. Outside you'll find nearly 1,800 sqm of gardens with olive trees that are well over three hundred years old.

The stone floors throughout help keep the villa cool and welcoming. The master and first guest rooms also have magnificent far-reaching views towards the sea. There are five separate terrace areas and an outside eating area overlooking the pool and the sea. In addition to a heated pool, there is an outside shower room adjacent to the pool, as well as two comfortable eating areas.

This is a superb setting for experiencing the charm of pretty villages and market towns whilst also being just half an hour from the allure of the French Riviera and its stunning beaches. Pick up your morning croissants from Châteauneuf-Grasse just 2km away or head to the historic Valbonne or Grasse on market day to soak up the Provençal ambience and pick up a wealth of delicious seasonal delights.

Embrace the beauty of nearby Opio, famed for its historic olive oil production, dine out in the gastronomic restaurants of Picasso's beloved Mougins or spend the day by the beach in Cannes or Juan-les-Pins whether you wish to relax in the sun, partake in watersports or simply experience the glamour and vibrancy of the glistening Côte d'Azur.









Facilities

Walking/Hiking Paths • France250 • Pure France • Villa • Skiing • Cycling • Historical Sites • <1hr to Airport • Romantic • Working Fireplace/Woodburner • Private Pool • Air-Con • Golf Nearby • Heated Pool • Special Offer • Cots (Cribs) • Has Offer • Has Discount • Modern • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Seaview • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Smart TV

• Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Water park • High Chair(s) • Fenced Grounds

Interior & Grounds









Maison Interiors

Ground level

- Well equipped kitchen with double sink, fridge-freezer, dishwasher, cooker, coffee machine, kettle and microwave
- Open plan living room and dining area with sea views
- Dining table for 8 people
- Master bedroom with king size bed and sea views
- Bedroom with double bed and desk
- Bathroom (connecting the two bedrooms) with bath, Italian walk in shower and WC
- Guest WC

Lower ground level

- Living room with log wood burner and smart TV
- Kitchenette with fridge and sink
- Bedroom with double bed, sea views and ensuite bathroom with bath, shower and WC
- Bedroom with twin beds, sea views and ensuite bathroom with shower and WC
- Utility area with washing machine and dryer

Outside grounds

- Heated swimming pool (14mx4m)
- Outside shower
- 8 sun loungers and parasols
- Terrace with electronic sun shade, sea views and table for 6 people
- Multiple areas throughout the property to sit and relax
- Fenced pond
- Parking
- Electric gate

Facilities

- WiFi
- Air-conditioning throughout property
- 55" Plasma TV with Sky, Freeview Box, Amazon Firestick, UK streaming channels, Prime Video, Netflix
- Mosquito nets on all bedroom windows
- Fans
- Washing machine and dryer
- Cot and highchair

Location & Local Information

Around half an hour by car from Nice Airport, Villa Lunetta enjoys a great location in the rolling hills above the Côte d'Azur. Set on a fairly steep hillside with sweeping views, in a partially residential area, you are just 2km from the handy amenities of Châteauneuf-Grasse including a *boulangerie* and a small handful of places to eat.

Also close by, wander through the picturesque village of Opio (2km), where olive groves stretch as far as the eye can see, and sample the region's renowned olive oil. Just a little further, the vibrant market town of Valbonne (6.5km) invites you to explore its quaint cobbled streets, lively squares, and exquisite dining spots - a haven for lovers of fine food and authentic Provençal atmosphere. Don't miss the historic market taking place on a Friday morning.

Immerse yourself in the world of fragrance in Grasse (6km), the perfume capital of the world. Visit the historic perfumeries of Fragonard, Galimard, or Molinard, where centuries-old techniques bring exquisite scents to life. Then, venture into the breathtaking French Riviera hinterland, where outdoor enthusiasts can hike through scenic trails, cycle past fragrant lavender fields, or explore hidden waterfalls. Whether you prefer a leisurely walk or a thrilling canyoning adventure, the natural beauty of this region promises unforgettable experiences.

For those with an artistic soul, the hilltop village of Mougins (12km) awaits, famed for its connection to Picasso and its charming galleries. Biot (15km), another cultural delight, offers a rich legacy of glassmaking, where artisans craft intricate hand-blown pieces that make for the perfect keepsake. Stroll through these enchanting villages and discover their artistic heritage, delightful cafés, and breathtaking views over the Riviera coastline.

Not forgetting the many golf courses across the French Riviera from Golf Grande Bastide, less than a 10-minute drive away, to the prestigious Royal Mougins Golf Resort, only 12km by car.

No visit would be complete without a taste of the sparkling Mediterranean. Just a short journey away, Cannes (18km) and Antibes (22km) offer superb beaches, glamorous marinas, and a touch of Riviera luxury. Meander along Cannes' iconic La Croisette, explore the ancient ramparts of Antibes, or indulge in freshly caught seafood at a waterfront restaurant in Juan-les-Pins.

Whether you seek relaxation, adventure, or a taste of authentic French charm, this region is the perfect destination for an unforgettable holiday.

Local Amenities

Nearest Airport	**Nice (25km)**
Nearest Train Station	**Gare de Grasse (6km)**









Nearest Village	**Opio/Châteauneuf-Grasse (2km)**
Nearest Restaurant	**Opio/Châteauneuf-Grasse area (2km)**
Nearest Supermarket	**Intermarché SUPER Le Rouret (3.5km)**
Nearest Town	**Grasse (6km)**
Nearest Golf	**Golf Grande Bastide (3.5km)**
Nearest Tennis	**Tennis Club de Châteauneuf (2km)**
Nearest Beach	**Villeneuve-Loubet Plage/Cannes (18-20km)**
Nearest City	**Cannes/Nice (18km/32km)**

What we love

- The perfect retreat for an equally active and relaxing holiday for family and friends
- The far-reaching views of the Côte d'Azur are glorious
- Try the olive oil from nearby Opio, visit the perfume studios of Grasse and don't miss the historic Friday morning market in Valbonne
- Experience the allure of the French Riviera - Cannes, Antibes and Juan-les-Pins are wonderful days out

What you should know...

- Found in quite a remote location, a hire car is necessary to be able to explore this wonderful region.
- Access to the villa is steep, but the views from the villa are very rewarding.
- Please note there is a small pond on the property, but rest assured, this is covered with a metal guard.
- If staying with young children, please be mindful of the steps and various terraced levels - supervision is needed.

Terms & Conditions

- **Security deposit:** £1275 charged paid to the owner 1-2 weeks before 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:** Guests will be asked to provide ID and sign a booking contract with the owner before arrival.

- **Changeover day:** Flexible in 2025. Saturday in 2026.

- **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:** For stays of 7+ nights, guests will be required to book at least one mid-stay clean (ie. 2 for 3 week stays etc.) through the housekeeper and this will be subject to an additional cost, payable locally

- **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 in high season. 5 nights during all other periods.

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

- **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.