Bastide Des Remparts

Region: French Riviera (Cote D'Azur) **Sleeps:** 14

Overview

Featured on Oliver's Travels 2020 TV Advert!

Set in a private family estate featuring the guests' villa and a 13th century fortress next to it, Bastide des Remparts is a unique and historical home in a privileged position on the French Riviera with wonderful views over the ancient trees stretching down towards the sea and just half an hour from Nice.

A unique paradise, the family 8.5 hectare estate is one of the Côte d'Azur's oldest and most beautiful properties, surrounded by captivating landscapes and glorious gardens were you can get lost for hours discovering it's hundreds of palm trees, ancient olive trees and colourful flowers.

The bastide dates back to 1836 and enjoys a spectacular hilltop location where you can look out towards the Mediterranean as far as Cap d'Antibes and Cap Ferrat. Inside you will find an elegant home which has been beautifully refurbished to provide seven delightful bedrooms, decorated and furnished with refined taste and character throughout. Downstairs the living and dining rooms have French doors opening up to Provençal gardens and there are wonderful spaces to relax outside including a truly remarkable al-fresco dining area where you can feast with family and friends in the shade of a 250-year old oak tree.

Follow the path through the gardens down to the inviting, large swimming pool where you can cool off from the warm summer sun or laze on the poolside terrace and pool house with mesmerising views of the surrounding gardens and sea.

Guests will be welcomed with a complimentary case of Crus Classés wine. You may also arrange a private tour of the estate's 13th century fortress and gardens whilst special drink receptions or dinners can be set up on the ramparts for a memorable event. You have full access to the château's gardens and the ramparts, which is just a 1-minute walk from the villa.

The estate is part of a charming hilltop village, Villeneuve Loubet, where you will find flower filled lanes, restaurants, a bakery and a butcher as well as a Provençal market twice a week. From the estate's gate you can follow a 3km path down the hill through the woods to reach the beaches of Villeneuve Loubet and a seaside resort with family-friendly activities, restaurants, watersports and a marina.

Perfectly placed between Cannes and Nice, the Côte d'Azur's highlights are all within easy reach, from the seaside charm of Cagnes-sur-Mer and Antibes to the picturesque hilltop villages of St Paul de Vence and perfume-filled Grasse. Venture inland towards the dramatic Gorges du Loup for wild swimming spots and scenic hiking, or visit the beautiful village of Gourdon for breathtaking views across the French Riviera.









Facilities

<1hr to Airport • France250 • Villa • Chateaux & Castles • Ideal for Xmas/NY • Boat Trips • Go-Karting • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Walk to Village • Golf Nearby • Air-Con • Fishing • Recommended • Wine Tasting • Private Pool • Chef/Cook Available • Wow Factor • Ideal for Teens • Maid Service Available • Instagrammable • Beach Nearby • Ground Floor Bed & Bath • Pool Safety Feature • Heritage Collection • Walk to Restaurant • Wi-Fi/Internet • Seaview • Easy By Train • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Outdoor Games • Table Football • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Board games • Boules/Petanque

Interior & Grounds

Bastide Interiors

Please note that due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms.

Ground Floor

- Living room with French doors opening up to gardens
- Library/reading room with TV and sound system
- Dining room with table for up to 12 guests and French doors opening up to gardens
- Kitchen-diner, fully-equipped including two ovens, microwave, gas stove, steam cooker, two dishwashers, large fridges and ice-cube machine and table for up to 6 guests. French doors out to gardens
- Laundry room with freezer, cold chamber, wine cellar, two washing machines and one dryer
- Cloakroom and WC
- Bedroom One: Twin room with twin beds (90x200cm) and French doors to gardens
- Bedroom Two: Twin room with twin beds (90x200cm) and French doors to gardens
- Bedroom Three: Twin room with twin beds (90x200cm)
- 2 x bathrooms with bath tub, separate shower and double sink
- Two separate WCs

First Floor (adults only)

- Bedroom Four: Double bedroom with air-conditioning, double bed (160x200cm) dressing room, bathroom with shower, double sink and WC
- Bedroom Five: Double bedroom with air-conditioning, a four-poster bed (160x200cm), dressing room and
bathroom with bath, double sink and separate shower. Separate WC
- Bedroom Six: Double bedroom with air-conditioning, double bed (180x200cm), dressing room and bathroom with large bath, double sink and separate shower. Separate WC
- Bedroom Seven: Master bedroom with air-conditioning, double bed(180x200cm), dressing room, living area, office area, TV and French doors leading to a private terrace with sea and garden views. Ensuite bathroom with double sink, bath and separate shower. Separate WC

Outside Grounds

- Private salt-filtered swimming pool (14.8m x 7.9m) with wide carved stone ground all around and child-safety fence enclosure
- Pool house with dining terrace, small kitchen with fridge and freezer, changing rooms and WC
- Shaded outdoor dining terrace with exterior lighting and seating for up to 20 guests
- Large Weber barbecue
- Petanque set and pitch
- Table-football
- Table-tennis table
- Molki games set
- 8.5 hectares of enclosed parkland/estate
- Entry-gates with video camera









- Access to the ramparts of the medieval fortress on the estate
- Access to Mediterranean park around the bastide (8.5 hectares), enclosed by walls and with century-old trees
- Various terraces of parking within grounds (for up to 10 cars)

Additional Facilities

- Wi-Fi (living room only)
- Air-conditioning (in all 7 bedrooms)
- Surround sound music system
- Access to the fortress interiors (on request)
- Access to private discotheque in the fortress basement (on request)

Location & Local Information

Bastide des Remparts is set in 8.5 hectares of enclosed parkland and grounds featuring a 13th century medieval fortress/château (private tours are available on request). Guests have access to the ramparts, the château gardens as well as the estate's grounds featuring palm trees, old olives, oak trees, flower beds and pretty walking paths.

The estate is set within Villeneuve Loubet, a pretty hilltop village with steep flower-lined Provençal lanes and historic stone buildings. At the heart of the village you will find a beautiful 19th century church, an authentic restaurant, a bakery, butchers and grocery store, and a traditional market held on Wednesday and Saturday mornings. Closer to the coast, a popular brocante market also takes place on selected Sundays.

From the edge of the estate, a 3km walking path winds through woodland downhill towards the lively seaside resort of Villeneuve-Loubet. Here, 4km of pebbly and sandy Blue Flag beaches stretch along the coast, offering a fantastic range of watersports including kayaking, paddleboarding, jet-skiing, parasailing, diving and sailing. Around the striking Marina Baie des Anges (5km), known for its distinctive architecture, you can also hire boats and enjoy waterfront cafés and restaurants.

Families are particularly well catered for with two adventure parks nearby, including France's longest zipline, as well as tennis courts, cycling routes, horse-riding and golf practice facilities. Horse-racing fans can visit the famous Cagnes-sur-Mer racecourse by the sea, while golfers have an excellent choice of courses across the Côte d'Azur.

Perfectly positioned between Cannes and Nice, this is an ideal base for exploring both the coastline and the picturesque villages inland. Nearby Antibes and Cagnes-sur-Mer offer charming old towns, beaches and family attractions, while inland villages such as St Paul de Vence, Biot and Grasse showcase the region's artistic heritage, perfume traditions and classic hinterland scenery. For nature lovers, the dramatic Gorges du Loup and the panoramic village of Gourdon make wonderful day trips into the rugged landscapes of the Alpes-Maritimes.

Local Amenities

Nearest Airport	**Nice (8km)**
Nearest Beach	**Villeneuve Loubet beaches (4km)**
Nearest Golf	**Golf Villeneuve Loubet (2km)**
Nearest Shop	**Bakery/Butchers (under 1km)**
Nearest Supermarket	**(1.5km)**









Nearest Tennis	**(4km)**
Nearest Town/City	**Cagnes-sur-Mer/Antibes/Nice (3km/12km/15km)**
Nearest Village	**Villeneuve Loubet (under 1km)**

What we love

- Featured on Oliver's Travels 2020 TV Advert – make sure you watch the video!
- This magnificent 19th-century villa is set on a vast, enclosed family estate featuring a medieval fortress and lush gardens
- Take a walk around the château's ramparts - guests have private access to the fortress and the owners can even organise events there
- It's just a short walk into Villeneuve Loubet, a flower-filled hilltop village with restaurants, a bakery and butchers
- There's a 3km walking path from the edge of the estate which leads you to the beach
- It's only a ten-minute drive to the historic coastal town of Antibes and the idyllic towns and villages of St Paul de Vence, Grasse, Èze and Mougins are all within easy reach
- Nice airport is only 15 min away!
- Experience the charming city of Nice with its art museums, beaches and beautiful old quarter within a short drive.

What you should know...

- The English-speaking gardener (and his well-behaved dogs) lives on the estate and he will welcome you on arrival. The dogs can be kept in a fenced field if required by guests (on request).
- A weekly tour of the château, ramparts and garden is offered by the Tourist Office to visitors to the region but they use a separate entrance and will not be shown the area near the villa or the swimming pool.
- Wi-Fi is only available in the ground floor living room.
- Air-conditioning is featured in the seven bedrooms only.
- Due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms.

Terms & Conditions

- **Security deposit:** €3000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** From 5 p.m. onwards.

- **Departure time:** Before 10 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes, including pool towels. Cleaned weekly for stays of 2 weeks or more.

- **Pets welcome?:** Not allowed as 3 dogs live on site (they can be kept in a fenced field if required by guests (on request).

- **Other Ts and Cs:** Weddings, stag/hen parties and other celebrations are not permitted. Due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms. Air-conditioning is available in all 7 bedrooms.

- **Changeover day:** Saturday.

- **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:** 20 hours of cleaning is provided throughout your stay

- **Smoking Allowed?:** Outside only (please be careful in case of fire).

- **Other 2:** Please note that due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms.

- **Other 3:** Air-conditioning is featured in the seven bedrooms only.

- **Minimum stay:** 7 nights.

- **Heating costs included?:** Yes.

- **Tax:** French Visitors Tax is included.

- **Internet access?:** Wi-Fi is only available in the ground floor living room.

- **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.