

# Southern Azur Villa

**Region:** Cote d'Azur

**Sleeps:** 14 **Bedrooms:** 7 **Bathrooms:** 5

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## Overview

This spacious and comfortable family home set in a quiet, leafy area in Saint Paul comprises a main home and a charming independent cottage and is just made for memorable holidays in one of France's most desirable locations. Sitting beside a forest and on 5000 square metres of grounds filled with fruit trees, palm trees and flowers, Southern Azur Villa feels more like a private estate than a villa. Heatable pool and professional tennis court.

## Description

The magical old town of Saint-Paul-de-Vence is within walking distance (25 minutes), especially the famous Fondation Maeght Museum which is just a 10-minute walk away. After a visit of the museum, stop for lunch in the restaurant next door, then stroll back to your villa for an afternoon of tennis, boules, swimming in the pool or lazing about on one of the terraces.

Choosing what to do in the evening will not be easy. There are several famous Michelin star restaurants just a 5-minute drive away.

However, staying at the villa will also be just as tempting, as it offers a well equipped kitchen, a large gas barbecue perfect for cooking for several people and plenty of outdoor terraces and space for dining and mingling with friends and family.

Even the tennis court and swimming pool are lit for most of the evening and the charming boules court has seating and a coffee table.

Southern Azur Villa is a real family home, the owners have thought of almost everything, including providing tennis and boules equipment, hairdryers, an English house manual and even a local English-speaking contact to come and check on the villa when required. The concierge service is perfect for organising extra services as well as unique and memorable outings and guests have loved this service. There is also heating and fireplaces for cozy winter getaways and with Nice only a 25-minute drive away, everything is perfect for holidays at any time of the year.

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## Layout

Main House

Ground Floor :

- Fully equipped kitchen
- Living and dining areas
- 2 highchairs (in the dining room)
- Double bedroom with double bed
- Small double bedroom (suitable for guests with reduced mobility)
- Bathroom with two sinks, WC and shower
- Separate WC

First Floor :

- Master bedroom with large king-size bed and ensuite bathroom with shower and WC
- Double bedroom with double bed
- Double bedroom with twin beds with remote controlled elevation (beds are 90cm x 200cm each, can also be made into a double 180x200cm)
- Bathroom with two sinks, bath tub and shower
- Separate WC
- Double bedroom with double bed and sofa-bed (suitable for one or two small children). Ensuite bathroom with shower and WC
- 2 cots with adjustable feature, suitable from new-born to children aged 4
- An additional small fold-up bed (sleeping one child only) can be moved to one of the rooms

Independent Guest House (50 m2)

- Living room with double sofa bed
- Fully equipped kitchenette
- 1 double bedroom with en-suite bathroom with shower and WC

Perfect for a child minder, maid or other members of the holiday group, it is located approx. 50m from the main

## More Info

- Security deposit: €1000 charged to clients' credit card prior to arrival.
- Arrival time: After 4.00 pm.
- Departure time: Before 10.00 a.m.
- Changeover day: Any day of the week except Sunday
- Minimum stay: 7 nights
- End of stay cleaning included.
- Smoking allowed outdoor areas only.
- Wi-Fi is only available in and around the main house

## Features

- Aircon
- Internet
- Table tennis
- Un-overlooked pool
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Secure parking
- Barbecue
- Terrace
- No pets allowed
- Spacious garden
- Tennis court

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house near the tennis courts and start of the garden).

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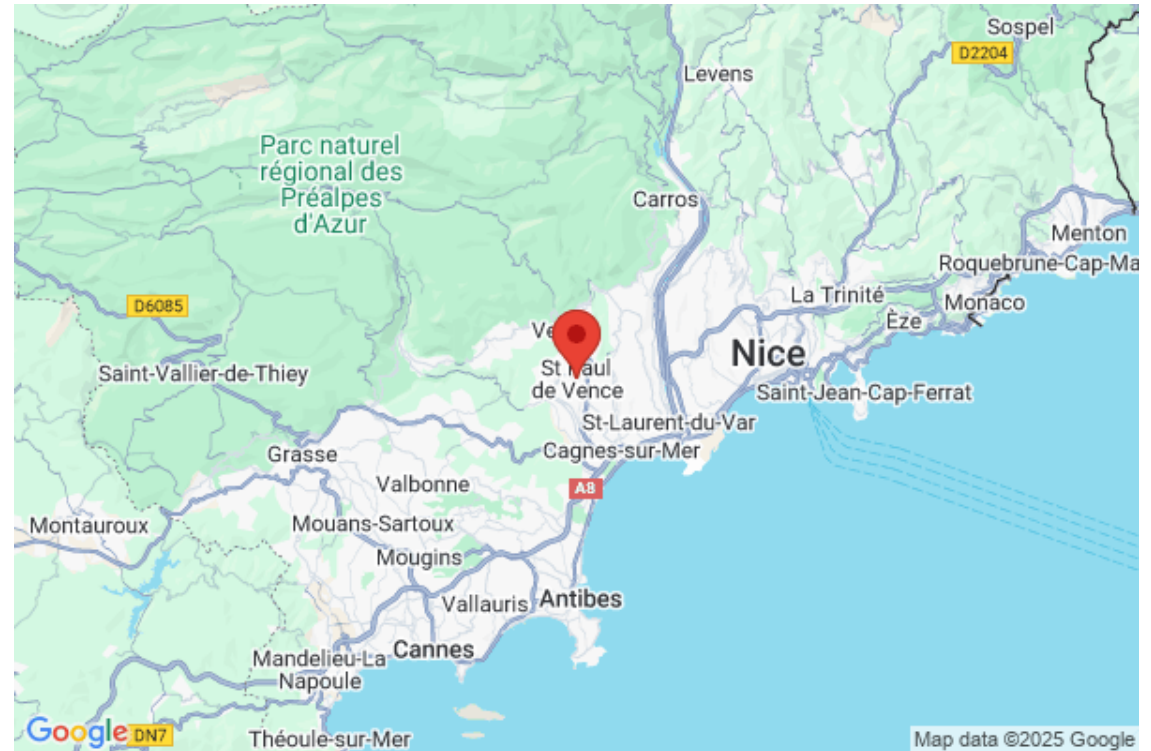
## Location

The property sits in a beautiful 5,000 m<sup>2</sup> garden in a quiet leafy area, only 5 minutes drive from St Paul de Vence. This gorgeous village can be also reached on foot in about 25 minutes.

There are several Michelin star restaurants within a short drive: La Colombe d'Or and Alain Lorca (both in Saint Paul de Vence), Hotel Cap du Eden Roc (in Cap d'Antibes), to name just a few.

A 3 minutes' drive or 15 minutes' walk will take you to the Fondation Maert Art Museum.

All major destinations in Provence-Cote d'Azur such as Cannes, Antibes Nice, Grasse, Mougins and a lot more are all within an easy driving distance.





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## Photos





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