

Villa Sunriette

Region: Cote d'Azur | Theoule sur Mer

Sleeps: 12 **Bedrooms:** 5 **Bathrooms:** 5



Overview

The only thing better than the décor and appointments of this luxury villa in Théoule sur Mer is its location - just minutes from the beach and 10 mins from Cannes.

Contemporary décor and breathtaking panoramic views. Amazing well-being and leisure facilities including two spa areas.

Sleeps 10 - 12 in 6 bedrooms, one of which is staff accommodation (subject to an extra charge). Large heated pool. Fully air conditioned. Shared tennis court just 200m away. Ideal for multi-generational groups.

The perfect venue for Cannes-based parties and events eg, MIPIM, Film Festival, MIPTV, MIPCOM, Lions, Duty Free.....

Also Monaco Grand Prix - travel by boat to and from the venue!

Description

Villa Sunriette enjoys a highly prestigious location in Theoule-sur-Mer, a small village just minutes from the beach and 10 minutes from the busy conference city of Cannes.

It has recently had extensive work done with the installation of a 4 person sauna and a separate steam spa area for 4 people next to the pool. Inside the villa in bedroom 5 is a wet room with shower and hammam for 8 people.

In addition there is a new summer kitchen complete with coffee machine, oven, hob, washing machine, dishwasher and bar.

Villa Sunriette (450m² living space) is located in a private residential area, on the prestigious domain "Avenue Cactus Roc" perched on the red rock hills overlooking the bay of Cannes. Théoule is a peaceful, even heavenly, location which offers three excellent beaches shaded with palm trees and a protected port for sail and motor boats. Alongside the seaside stands a superb crenellated castle built from red stone, called the "Chateau des Mineurs".

The Villa sits in an elevated position offering breathtaking sea and mountain views. Théoule-sur-Mer is a typical French town with beautiful architecture, only 8.7km from Cannes - an extremely popular French destination and is the host of the famous "Cannes Film Festival".

Théoule-sur-Mer is perfectly placed to explore the French Riviera and its beaches. Cannes, Monaco and St Tropez are within driving distance. Inland are the medieval villages of Grasse, Valbonne, St Paul de Vence and Biot. Nestling in the Esterel, sheltered in a small cove is Théoule-sur-Mer village. Théoule offers its red rock inlets and calanques from where there are captivating views of the sea, the coast and mountains.

Villa La Sunriette enjoys breathtaking sea, country and mountain views from its private swimming pool and large garden. This spacious and light villa was completely refurbished in 2020/2023 and boasts lots of character features alongside modern facilities. It has six large bedrooms in the Main House (all en suite) making it the perfect destination for a large family with children, as the outside areas and pool are fantastic and there are many local activities to experience.

To walk down to the port and the beach, you can take the public stairway and descend 100m in 7 minutes. (Coming back up will probably take a bit longer!).

The property can accommodate up to 12 guests comfortably in its 450m² living area. The outdoor area

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has a beautiful garden, a large swimming pool, a jacuzzi and 150m² of terraces. There are three different outdoor seating areas with large sofas and chairs to relax in. There is a brand-new fully equipped summer kitchen with inbuilt coffee machine, oven, microwave, 4 ring halogen hob, integrated washing machine, dishwasher and bar, and a hammock as well as a large American fridge so you can enjoy ice cold drinks without going inside.

There are also amazing well-being facilities:

Mini spa area with shower and WC incorporating an Infrared Sauna and a Steam Hamman next to the pool area with relaxation area.

Laconium with new shower facility and WC. (A Laconium is a less intense type of sauna featuring lower temperatures of around 60°C and humidity of 15-20%, so overall a gentler heat experience).

Sauna: Traditional Scandinavian saunas are wooden rooms with benches on which you relax while the space reaches temperatures of up to 100C. The humidity in a sauna reaches just 5-10% making it a dry heat, which comes from a stove or from hot stones, onto which water is poured to create steam.

Steam room: The main difference between a sauna and steam room is the type of heat. A steam room features dry heat at temperatures of up to 50C, but with 100% humidity, it feels hotter and much steamier than a sauna.

In addition, there is a gym with running machine, rowing machine, weight bench and free weights with shower and WC.

The beautiful 2800m² garden has palm trees and exquisite flower beds and a large swimming pool. There are several outdoor dining and seating areas. In fact, there are up to 20 different spots where you relax or dine, either following or avoiding the sun and the Mediterranean breezes.

Shared tennis court just 200m away where you can play for free. This has been recently resurfaced to offer a superb Astroturf finish.

You can even practise your golfing on the grass 3-hole putting green installed at the top of the villa. Pétanque/boules can now be played on the boulodrome.

Sometimes it's easier to travel along the coast by boat than car so what better way to travel than to charter the owner's 72' Princess motor yacht? You can get to Cannes in less than 10 minutes, or to St Tropez or Monaco in 40 minutes.

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Théoule-sur-Mer, just a 10 minute walk away, is a popular holiday destination, therefore there are many activities to cater for peoples needs, such as:

A choice of 28 golf courses in the region

Many cafes and restaurants in the centre of Theoule

Water sports such as deep sea diving and windsurfing

There is a tennis court 200 metres from the villa

Horse riding is available close by

Key Features:

Luxury 350sqm provencial villa in a gated domain

Breathtaking panoramic sea and mountain views

Completly refurbished in 2020

Sleeps 10+ with 6 en-suite bedrooms

Fully air conditioned (Comfort Cooling)

Flat screen TV (Freesat), DVD, BT, WiFi and fully equipped office

Open plan living/dining room with large fireplace

Large 11M swimming pool with 12 sun loungers

3 outdoor dining areas (incl. Weber gaz BBQ)

35 mins drive from Nice airport

Only 10 mins walk from Théoule-sur-Mer

A 12 min drive from the Croisette in Cannes

Minutes away from the prestigious Royal Mougins golf club

Only 10 mins from sandy Plage Suveret beach

Shared tennis court 200m from villa

Option to charter the villa owner's V65 Princess Motor Yacht

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Layout

Sunriette offers 5 bedrooms, comfortably sleeping 12. The master bedroom is situated on the terrace level and has a super-king size bed, and en-suite shower room, private terrace with sea views.

The second bedroom is on the same level and has a king sized bed and en-suite bathroom.

Bedrooms three, four and five are on the pool level, with direct access to garden and pool. All with king size beds, two of which can be converted to twin beds if required.

Bedroom six is a suite on the lower level, with two king sized beds, large private bathroom with a double jacuzzi bathtub, direct access to gardens.

The living/dining room is all open-plan, with a large fireplace and flat screen TV with Apple TV / DVD player. The living room is contemporary, but with a touch of originality and character in its old exposed wooden beams. There is a small staircase with beautiful ironwork leading down from the kitchen into the living room. As with most properties in France, the floor is tiled throughout to help keep the villa cool in the summer. There is air conditioning throughout the property.

The kitchen has a central island and a large American fridge/freezer, a large oven/grill with gas hob and double French windows leading out onto the terrace.

Additional shower and WC by pool area.

More Info

The villa has a large flat screen TV with SKY, a DVD player, a CD player, a computer and Wi-Fi, a ping-pong table and toys for the swimming pool.

There is also a large collection of furniture including twelve sunloungers, twenty chairs and three dining tables as well as a portable Weber gas BBQ.

The beautiful 2800m2 garden has palm trees and exquisite flower beds and a large swimming pool 12m x 5m. There are several outdoor dining and seating areas.

The villa has plenty of space for private parking. Shops and facilities in the area.

Small dogs considered. Please enquire.

Can be a venue for presentations and events catering for up to 250 people.

Boat charter possible including skipper. Great for days out on the Med. Could be chartered to attend Monaco Grand Prix.

The Villa comes equipped with:

Washing machines (two)

Dishwashers (two)

Fridges (three, all large)

Freezers (two)

Oven (two)

Microwave (two)

Blender

Juicer

Electric kettle

Toaster

Two irons

Safe in each bedroom room

Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Barbecue
- Terrace
- Wellness facilities
- Fireplace
- Tennis court
- Sea view
- Event Venue
- i-Rent

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Layout:

Garden Level

SPA 2 - Hammam & jacuzzi

Bedroom 6 - 2 King size beds, ensuite bathroom with sauna.

Ground Floor

SPA 1 - Sauna and Hammam

Bedroom 3 - King size bed - possibility to convert into twin beds ensuite shower room.

Bedroom 4 - Super king size bed with ensuite bathroom. Possibility to convert into twin bedroom.

Bedroom 5 - Super king size bedroom with ensuite bathroom.

1st Floor

Master bedroom - Super king size bed ensuite shower room, leading onto terrace with panoramic sea views.

Bedroom 2 - King size bed ensuite bathroom

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Location

Within the village of Theoule-sur-Mer you can find all the necessities such as: Grocer, Bakery, Pharmacy, Post Office, Tobacconist, Tourist Information, Café-bar, Restaurants .

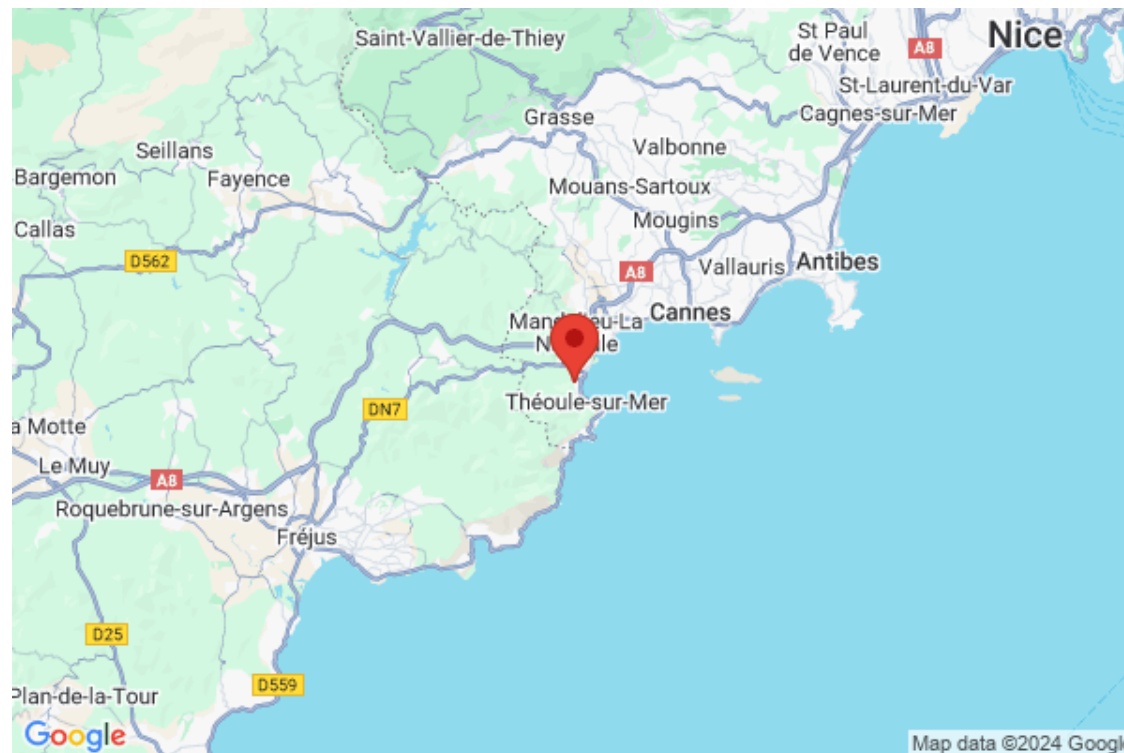
Every Thursday and Sunday morning there is a market at the Figueirette Port - in the centre of Théoule. Organic fruit and vegetables, flowers, hot cooked chicken, a fish stall are to be found together with clothes, material and locally made pottery.

A brand new tourist office has been opened at 2 av de la Corniche d'or and it has a "web corner" with computers and WiFi connexion.

Théoule's main beach is Plage Suveret which is a lovely public beach of fine white sand and clear blue water with safe swimming and lifeguards. There is an excellent restaurant called Chez Philippe offering à la carte and a €28 set meal for lunch as well as a bar and snack bar.

At weekends groups of people picnic on the beach and you can always try to join in a game of boules on the beach - no charge. A walk around the marina brings you to another public beach and a private beach called Magellan. There are lots of restaurants and snack bars to choose from as you walk the coast - only 10 minutes max from Chez Philippe to the Marco Polo beach and restaurant in the town centre.

There are a number of walks including a complete circuit of the headland - L'Aiguille - which takes about 1hr 15 mins. In Théoule, there's a choice of water sports and boat hire available. If driving there is plenty of parking but it does get very busy in the height of the season.



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Photos



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