

# Villa Cocoa Flower

**Region:** Cote d'Azur

**Sleeps: 8 Bedrooms: 4 Bathrooms: 3**



## Overview

Styled in an eclectic mix of Scandinavian, Loft and Caribbean beachside, this beautiful villa is part of Opio, but it just a short walk from the lively village of Valbonne in the Cote d'Azur. Air conditioning, table tennis, walking distance to amenities, private swimming pool and beautiful garden. 4 bedrooms/3 bathrooms sleeping up to 9 people.

If you're looking for the perfect place to stay in the Cote d'Azur, then Cocoa Flower Villa may be just what you're looking for.

## Description

Villa Cocoa Flower is an unusual and stylish villa that is in a very quiet environment but is just a short walk from the lively village of Valbonne. The walk into Valbonne is 1.2km and is very pleasant, passing by some lovely villas and olive groves. Just the ticket to visit the market in Valbonne on a Friday.

Opio is 2.5km away and offers some very nice shops, including a Lebanese delicatessen.

The villa is a mixture of partly newly-renovated and partly newly-built. The villa is 230m<sup>2</sup>.

There is a big family room of 100m<sup>2</sup>, which includes kitchen area and living room. The family room has direct access to the dining terrace, the pool terrace, and the bedroom terrace.

An original mix of styles, "Scandinavian", "Art Deco" and "Loft " make the atmosphere unique and quite 'zen'. The owners are very interested in interior design and a clean, healthy lifestyle so they grow a lot of their own vegetables, some of which may reach your dinner table to be enjoyed surrounded by the fragrance of summer on the Mediterranean.

The pool is 4.5m x 8.5 m, and it is a soft saltwater pool. The pool is of course equipped with an alarm.

The entrance hall connects the family room and the "night area"/bedrooms. There is a guest toilet in the entrance hall and also a direct access to the dining terrace.

4 bedrooms, 3 bathrooms and one separate toilet. Three of the bedrooms and two bathrooms are in the "night area" These all have air conditioning. The fourth bedroom is in a separate studio, with separate entrance from the garden.

One master bedroom of 18M<sup>2</sup> with private bathroom of 12m<sup>2</sup>. The bathroom has a big wardrobe, toilet, shower and bathtub. There is a direct access from this bedroom to the terraces.

There is one bedroom of 22m<sup>2</sup>, also with a big wardrobe. This room can easily sleep 2 or 3 persons; one double bed and one single. Also this bedroom has direct access to the terraces.

And a smaller bedroom of 11m<sup>2</sup>, also with a big wardrobe.

These two bedrooms are both situated next to their common bathroom with toilet, shower and bidet.

There is also a small office, if required.

The last bedroom is a separate studio of 25m<sup>2</sup>: The studio has a separate entrance rom the garden. There is a small kitchen and a bathroom with shower and toilet. The studio is less hot in the summer, and there

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is no air conditioning but there are fans.

The main outdoor area is focussed around the pool and the dining terraces, both terraces made of wood and each terrace is around 70m<sup>2</sup>. The olive trees included in the pool terrace give a shade when you need to relax out of the sun! On the dining terrace, in front of the family room, a big electrical sun shade takes care of the shade.

The garden is 3000m<sup>2</sup>, plenty of space to play and run around. If you arrive in June then you will have to share the garden with hundreds of fireflies every night! Beautiful company!

The entrance of the property has easy parking space for up to 10 cars. Entrance to property through manually-operated gate.

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## Layout

4 Bedrooms, Sleeps 9

Four bedrooms, three bathrooms and one separate guest toilet. Three of the bedrooms are in the sleeping area. The fourth bedroom is located in a separate studio, with its own entrance from the garden.

Bedroom terrace - 2 Double beds: one 140x 200 and one 160x200.

Small Bedroom - 1 Double bed of 140 x 200, Bedroom 11M² with spacious wardrobe.

Studio - 1 Sofa bed/Futon , Separate studio with small kitchen and bathroom.

Master bedroom - 1 Double Bed of 160 x 200. The master bedroom is 18m² with en suite bathroom of 12m².

3 Bathrooms, 1 Separate WC

Bathroom 1- Toilet , Shower Enclosure , Bidet. Bathroom for the two other bedrooms in the night area.

Bathroom 2 - Toilet , Bath (no shower) , Shower Enclosure , Master bathroom en suite.

Bathroom 3 for Studio - Toilet , Shower Enclosure , Small bathroom in the studio, with shower and toilet.

Separate WC - Access to guest toilet from the entrance hall.

All bedrooms are newly built or renovated. All windows and French doors have shutters.

The bathroom has a spacious wardrobe, a toilet, a walk-in shower and a bathtub. You have direct access from this bedroom to the terraces and pool area. The 'terrace' bedroom of 22m² is also equipped with a spacious wardrobe and two doors to the terrace. This room can easily sleep two or four people with two double beds. This bedroom also has direct access to the terraces and pool area. The last bedroom of 11m² also features a large

## More Info

All bedrooms have air conditioning except the Studio.

The pool is 4.5m x 8.5 m, and is saltwater. The pool is equipped with an alarm.

The entrance of the property has easy parking spaces for up to 10 cars.

Please note that although the house is on one level, there are slight differences of level from the living room area to the bedroom area (3 steps up).

As there are wooden floors and terraces in and outside of the house, stiletto heels cannot be used to walk on them as they will cause damage.

There are a few older towels which can be used as pool towels as long as guests wash them and leave them to dry on departure.

From the dining terrace to the pool terrace there are also 3 steps (down).

Some UK TV.

Electric shutters throughout.

You will be met on arrival by the housekeeper.

Arrival time is from 4pm and departure by 11am.

Please note: The house has oak, non-treated wooden floors inside and outside so shoes with stiletto heels are not allowed.

Hair Dryer

Internet

Iron & Board

Linens Provided

Living Room ...

Parking ...

Towels Provided ...

Tumble Dryer ...

Washing Machine

Wood Stove

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- Spacious garden
- i-Rent

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wardrobe. All bedrooms have the same finishes and style.

Kitchen: Coffee Maker, Dishes & Utensils, Dishwasher, Oven, Refrigerator, Hob, Toaster

Long term lets available from 2 months September to June.

Dining Area:  
Child's Highchair, seating for 10 people  
Living Area:  
DVD Player  
Satellite / Cable, Stereo, Television

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## Location

The villa is part of Opio but is actually closer to Valbonne where you have the Friday market, which is just awesome, from 8am - 1pm.

In addition to the market on Fridays, there are several very nice restaurants, ice cream shops, bars and lovely shops for clothing and very select home-decoration items etc.

The summer evenings in Valbonne are very lively and it is very nice to spend the evening eating on the square or in the small road in the village. There are no cars allowed inside the village.

There's a huge choice of restaurants in the area, many within walking distance. The centre of Valbonne is just 1.2km away and can be easily walked along quiet roads.

You can also walk to Opio village/ shopping area. The distance is 2.5 km and you would do best to take the car. Opio village does not have cafes etc. but does have a very nice food shopping selection: butcher, bio food, Carrefour supermarket, Lebanese delicatessen, bookshop, opticians, hairdresser and dry cleaning.

Just 1km from the house, on the road towards Opio, there is a big play park with fitness gears, basketball and a running track.

500m from the house on the road towards Opio you have a very good bakery, a sushi restaurant, pizzeria and hairdresser.

Just beyond the house, you can take a walk into a little forest where, if you keep on going (10minutes) you arrive at Club Med Opio.

Recommended restaurants in the vicinity:

In Valbonne village, 1.2km from Villa Cocoa Flower, you have several nice restaurants, Indian, Italian, Maroccan, plus several French restaurants. In the summer evenings you can walk to Valbonne village, a nice walk on quiet roads in a nice villa area.

Cafe Latin

1 Place de la Vignasse 55 Route De Grasse, 06560 Valbonne France  
French, Italian European. Super terrasse, very friendly and very good



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kitchen!

La Table by Richard Mebkhouit

6 rue de la Fontaine, 06560 Valbonne France .

In Michelin guide Valbonne village Inside and outside in a walking street

Le Bistrot du Sommelier

21 rue Eugene Giraud, 06560 Valbonne France

Valbonne village Tables inside and outside in the walking street

Mainly French kitchen

L'Auberge Provencale

Place des Arcades, 06560 Valbonne France

French, Mediterranean; inside and outside: very nice situated on the square of Valbonne village

Meat & Wine

3 rue Grande, 06560 Valbonne France

French grill; Tables inside and outside in the walking streets.

Le Patio

5 B rue Alexis Julien, 06560 Valbonne France

Tapas bar Valbonne village , very cosy outdoor cocktail and tapas bar

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Kho Sushi ( 500m down the street) OPIO

31 Rte de Cannes, 06650 Opio

Best sushi in the area. Eat in or take out

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Recommended close to Valbonne/Opio: Within 10 minutes by car:

Lougolin

381, Route de Plascassier 06130 GRASSE

A gourmet menu to a reasonable price on the best terrace! Very good chef!

Le Clos Saint Basile

351 avenue Saint Basile, 06250 Mougins France In Michelin guide

French Mediterranean European Vegetarian Friendly very nice place and nice

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food.

Restaurant in Mouratouglou tennis club

L'Emblème

3550 route des Dolines, 06410 Biot France+33 4 92 96 68 98

French kitchen

Le Temps Des Mets

900 route de Cannes, 06560 Valbonne France

French kitchen - 1km from Valbonne village

Le Manoir De L'Etang ( 15 min by car)

Aux Bois de Font-Merle 66, Allee du Manoir, 06250 Mougins France

A very charming place in a beautiful environment. Very good food.



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## Photos



dining



dining terrace



dining terrace



dining terrace



dining terrace



pool terrace



kitchen



kitchen



kitchen



kitchen



living room



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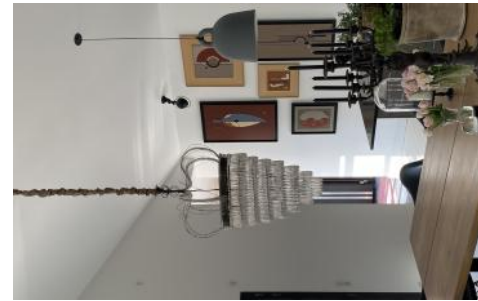
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living room



living room



kitchen towards entrance



living room



master bedroom



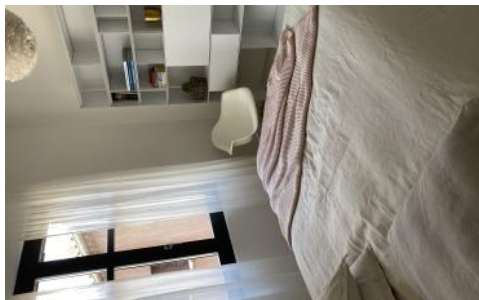
master bedroom



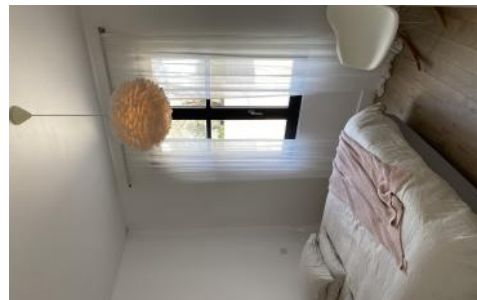
master bedroom



master bedroom ensuite bathroom



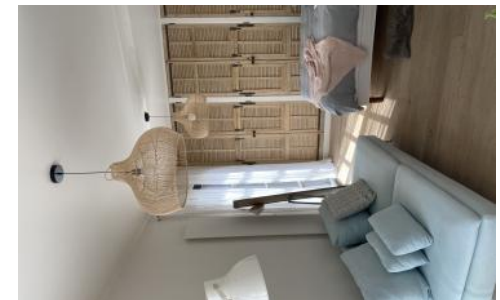
little bedroom



little bedroom



garden bedroom



garden bedroom

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garden bedroom



bathroom garden bedroom



bathroom garden bedroom



pool terrace



studio



studio



stairs to terrace from garden



entrance



dining



yellow lemon three:)