Region: Cote d'Azur | Vence

Sleeps: 6 Bedrooms: 3 Bathrooms: 3



#### **Overview**

Superb villa set in beautiful gardens with panoramic views. Large heated pool ( $15m \times 8m$ ), shady terraces and brand new pool house. Calm and secluded, but not at all isolated - only 5 minutes from lovely village of Vence. Part air conditioning. Three bedrooms all with en suite bathrooms. Two bedrooms on ground floor.

Children over 10 years only.

## **Description**

Bougainvillea is a striking stone villa set in beautiful gardens with panoramic views across the Baie des Anges and Alpes-Maritimes. This beautiful, Provençal family villa in the hills above Vence has part air-conditioning, a heated pool and wonderful covered terraces with beautiful sea views; everything you could possibly want for a calm and relaxing holiday on the French Riviera.

Furnished in a timeless, classic style, it is private but not isolated; you are only a 5 minute drive from the lovely town of Vence which offers shady squares, tree-lined avenues, cafes and restaurants. Bougainvillea is situated in a lovely position to catch the summer breezes. The villa is built of stone which keeps temperatures down in the heat of summer.

Nearby St Paul de Vence is renowned for its narrow cobbled streets and art galleries of the Cercle des Artistes. For an altogether more modern experience head to Cagnes-sur-Mer and the Polygone Riviera Centre where you can marvel at the avant-garde architecture and perhaps take in a French film. The nearest beach is at Villeneuve-Loubet, where you will also find a modern marina lined with small shops and restaurants. Further afield, Antibes, Cannes, Cap Ferrat and the Cap d'Ail near Monaco each offer a different taste of the French Riviera, from medieval ramparts and narrow cobbled streets to art-deco buildings and wide, palm tree-lined avenues. All enjoy a unique place along the azur blue Mediterranean seashore and all offer a taste of French joie-de-vivre.

#### Grounds:

2500m² of enclosed, terraced grounds with panoramic views (not suitable for children under 10 years). Mature shrubs and trees, lawn to front and rear. Enjoy looking at and tasting the pink grapefruit, oranges, figs and cherries growing in the garden. There is also a lower terrace where you can play games and a little waterfall to the side of the property.

Covered dining terrace with dining for 10, summer kitchen (2 barbecues, fridge). Large 12m x 8m pool (depth 0.50m - 2m, Roman step entry) with sun loungers, gorgeous and fully renovated poolhouse with comfy seating and tinkling fountain. Garage for 1 car and parking for 2 further cars.

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## Layout

A spacious 250m² villa

#### Ground floor:

Spacious entrance hall leading to open-plan, L-shaped living/dining room, (Smart TV), open fireplace, 3 French doors to garden and covered terrace with outdoor dining for 8, with summer kitchen. Fabulous views eastwards to 12th century tour in St Jeannet, and south and west towards Cap de Nice and Palm Beach Cannes. Guest WC.

Fully-fitted provençal-style kitchen with door to garden and entrance. The covered area by the pool is enclosed with sliding glass windows from floor to ceiling to create an extra beautiful indoor/ outdoor sitting area Bedroom 1: Double bedroom (1.40m), air-conditioning, overlooking pool, French door to terrace with sea view, ensuite shower room, sink and WC.

Bedroom 2: Twin bedroom, ceiling fan, French door to garden, ensuite shower room, sink and WC.

#### First floor:

Master bedroom 3: Double/twin bedroom (1.60m), air-conditioning, door to balcony, sea view, ensuite dressing room and bathroom with bath, sink and WC. Located in tower and has own terrace/balcony, wonderful for breakfasts.

### **More Info**

Please note: Babies or children over 10 years only. Suitable for people with reduced mobility. Please enquire. No smoking.

#### Grounds:

2500m² of enclosed, terraced grounds with panoramic views (not suitable for children under 10 years). Mature shrubs and trees, lawn to front and rear.

Covered dining terrace with dining for 10, summer kitchen (comfortable seating, 2 barbecues, fridge).

Large 12m x 8m pool (depth 0.50m - 2m, Roman step

entry), heatable and chlorine.

Garage for 1 car and parking for 2 further cars.

### **Features**

- Aircon
- Internet
- Un-overlooked pool
- · Suitable for reduced mobility
- Private pool
- Heatable pool
- Heating
- Private parking
- Secure parking
- Barbecue
- Terrace
- No pets allowed
- Spacious garden
- Sea view

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## Location

TOWNS Vence 5 mins St-Paul-de-Vence 15 mins Grasse 40 mins Nice 45 mins Antibes 45 mins

BEACHES Villeneuve-Loubet 20 mins Cagnes-sur-Mer 30 mins Nice 35 mins Antibes 40 mins

AIRPORTS Nice 30 mins Toulon 2 Hrs Marseille 2 Hrs 30 mins



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## **Photos**

























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