

# Villa Les Pins

**Region:** Cote d'Azur

**Sleeps:** 6 **Bedrooms:** 4 **Bathrooms:** 3



## Overview

Villa Les Pins is a fantastic property located in a residential area near Juan Les Pins and only 500 metres from the beach. Boasting a beautiful garden, private swimming pool, bright and spacious interior, fast Wifi and satellite TV, this is the ideal villa for those looking for a memorable holiday in the Cote d'Azur. Air conditioning throughout.

## Description

Villa Les Pins is a contemporary villa built in 2011, located in a quiet residential area near Juan Les Pins. The beach is a short 500 metres (or 10-minute walk) away and the centre of bustling Antibes is a 5-minute drive, with Cannes being only 15-minutes away.

Set on 1,650m<sup>2</sup> of land, the villa is designed in a contemporary Provencal style and has 4 bedrooms and 3 bathrooms. The outside area benefits from a 12m x 5m private swimming pool surrounded by a large 75m<sup>2</sup> solarium equipped with 6 sunbeds and an umbrella. Fully equipped terrace with an electric patio awning, an 8-seat table set, a lounge set with 1 sofa and 2 armchairs and a Weber gas BBQ - this is the perfect spot for an outdoor meal.

Inside, there is 200m<sup>2</sup> of living space consisting of a large living/dining room that opens onto a fully equipped American kitchen with a bar and a dining table for 6 people. The furniture is a mix of antique and modern and the living area has large windows opening up to the terrace, garden and swimming pool.

The house is equipped with fully automated gates and shutters, an alarm system, WIFI and cable network internet (optic fibre), 3 Led TV sets with satellite TV, Netflix and international channels, Blue Ray player, airplay Bluetooth HiFi compatible with Spotify and Deezer. The property also has air conditioning and floor heating in the entirety of the house.

On the ground floor :

- 1 Parental suite (King bed) with adjacent bathroom with walk-in shower and WC, large window facing pool and garden.
- 2 double bedrooms (Queen beds)
- 1 bathroom with bath
- 2 toilets

On the first floor:

- 1 double bedroom (Queen bed) with partial sea view
- 1 bathroom with a walk-in shower
- 1 toilet

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## Layout

- Fully automated gates and shutters
- Alarm system
- WIFI and cable network internet (optic fibre)
- 3 Led TV sets with satellite TV
- Netflix and international channels
- Blue Ray player
- Airplay Bluetooth HiFi compatible with Spotify and Deezer
- Air conditioning
- Floor heating

Spacious living room of 70m2 with doors opening up to the terrace, garden and pool.

TV with satellite channels.

- 1 master suite with king-size bed (180 x 200cm) + bathroom with walk-in  
> shower/WC.
- > - 1 double bedroom (140 x 200cm)
- > - 1 double room next to the main bathroom with Queen size bed (160 x 200cm)
- > - 1 double bedroom with Queen size bed (160 x 200cm)
- >
- > 2 x Shower rooms and WC
- 2 x Shower roomS and WC

## More Info

Bed and bath linens are provided.

One baby cot available.

Pets are not accepted.

Smoking is prohibited inside of the villa (outside only).

Maximum number of guests - 6 (including children and babies).

Complimentary services provided:

- Airport transfers from/to Nice airport
- Garden and pool maintenance (once a week)
- Housekeeping (once a week)

Additional services at extra cost (please contact us):

- Housekeeping
- Concierge services such as car and boat rentals, day tours and more...

Visited by our team.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to beach (<15 mins)
- Private pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- Spacious garden

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## Location

It is possible to walk to the beach in about 15 minutes. It just takes 2 minutes by car.

The famous Cap d'Antibes starts in Juan les Pins city center, only 3km (2miles) from the house.

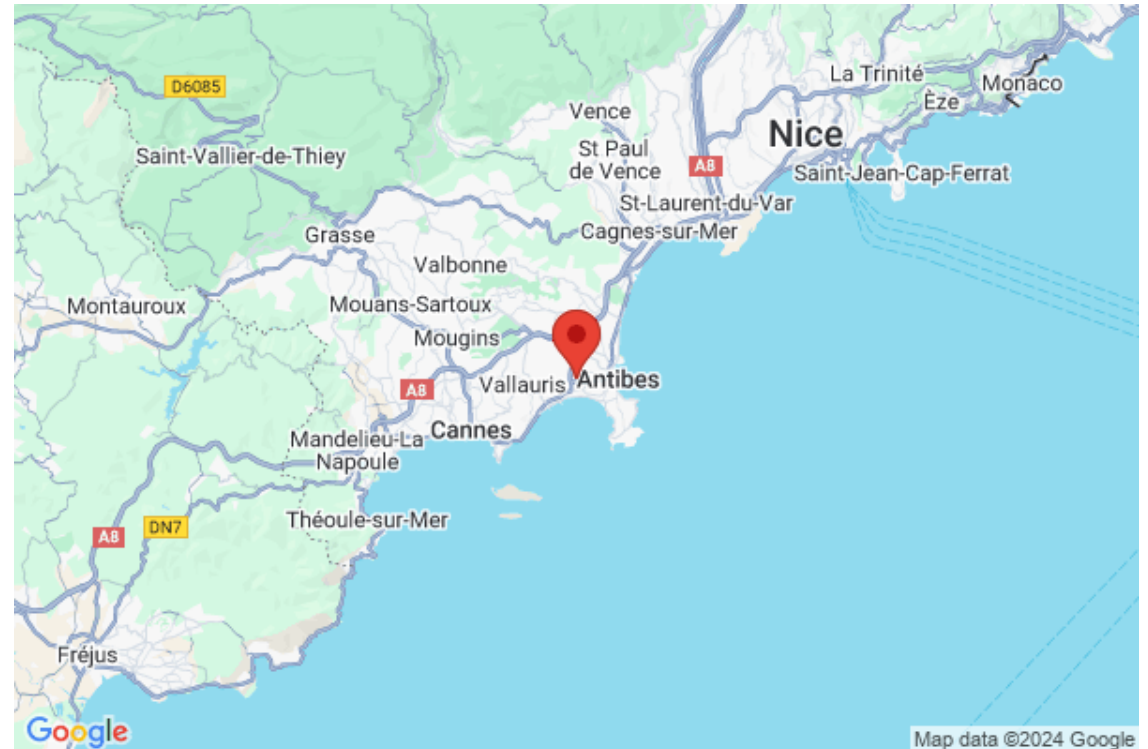
The Lérins islands are just in front of the house, it takes about 15 minutes by boat directly from Juan les Pins city center.

The old town of Antibes is easy direct access through speedway very close to the house (about 2km drive).

Marineland, a fabulous European marine recreational park is located in Biot and is only 10-15 minutes drive from the house.

Cannes is only 8km away.

Nice international airport 15km = 20min drive.



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## Photos



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