

# Villa Mirabelle

Region: Cannes Sleeps: 10

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## Overview

Lush, green gardens surround this thoroughly contemporary villa in Côte d'Azur - when you stroll past the olive trees to the private tennis court, you simply won't believe your luck! Two balconies look out over the long pool in the garden, where on the other side you can (and should!) dine al fresco on the shady terrace. You'll especially adore the chandelier hanging within the arbor - très chic, pastoral.

Inside, sophisticated bastide style meets modern standards of space and comfort. Though it's a newly built property, it retains the lightness and grace of the south of France (the cream and wicker furniture does the job). Each bedroom has the convenience of an en suite bathroom, where the vanities are large, the baths divine, and light spills across the tiled floors.

Mougins is the local town, you can reach it on foot in 5 minutes (really!), and it hosts several museums and restaurants worth a trip. Surrounding the town are groves of pines, cypress, and olive trees. It's a short and sweet 15 minute drive to Cannes, the famed seaside resort town you've been dreaming of! The shops and the sea at Boulevard de la Croisette are waiting for you.

## Facilities

Wow Factor • **Recommended** • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • BBQ • All Bedrooms En-Suite • Tennis Court • Ground Floor Bed & Bath • Indoor Games • Heating • Golf Nearby • Tourist Towns & Villages • RWC-Nice



# Interior & Grounds

The imposing entrance of this magnificent property leads directly to a bright and spacious living room which itself leads out to the garden and pool area.

The TV lounge shares a central fireplace with the living room and also has satellite television with Sky Sports.

The dining room provides seating for 10 people and the open plan kitchen is fully equipped with a large fridge freezer, gas oven and dishwasher. There is an office with a large desk and printer.

Bedroom one has a large double bed and leads out to a wisteria draped terrace. It has an en suite with bath, shower, wash basin and WC.

On the first floor you find the master bedroom with lounge and dressing areas leading into the large double bedroom with private terrace. It has an en suite bathroom with bath, shower, wash basin and WC.

Bedroom Three has two single beds, bedroom 4 and 5 both have doubles and each bedroom comes with its own en suite bathroom.

On the basement level there is a laundry room with a washer and dryer, a second TV room with direct access to the garden and Bedroom 6. This room is also a double room with its own en suite shower room.

There is air-conditioning in 5 of the 6 bedrooms. Additionally, there is a free standing air-conditioning unit that can be used if needed.

The Pool area has a covered terrace with a dining table which comfortably seats 10 and a barbecue. The property also has a private tennis court and its gardens extend to 6,000 square meters. The swimming pool can also be heated.





## Location & Local Information

The charming medieval hilltop town of Mougins, just a short walk away, has become famous for its art galleries and restaurants, hosting the Festival of Gastronomy every year. Whether you are looking for fine dining or authentic French cuisine, you will find a great choice of excellent restaurants in the area. The picturesque town has also appealed to artists and celebrities over the years, including Pablo Picasso who lived here for the last decade of his life until 1973.

The Mougins Museum of Classical Art is one of many art galleries and studios that are well visited by visitors in the area. The pines, olives and cypress trees in the town also add to the quality of the local environment, making the village popular with tourists in summer.

This area is a nature's paradise with the wonderful Parc de la Valmasque (5km) nearby, offering hiking paths, natural trails, birdwatching stations and playgrounds across woodland hills, streams and lakes. There is horse-riding nearby and mountain bike trails for keen cyclists.

You are of course just a short drive from Cannes (9km), with all its delights, including restaurants, bars, shops, clubs and beaches within easy reach. A walk along the city promenade in Cannes, La Croisette, is a must as you soak up the glitz and glamour that surrounds you. The fashionable city has a brilliant nightlife, some superb restaurants and a great choice of lovely sandy beaches, both public and private.

Other delights of the French Riviera are easily reached such as historic Grasse (16km), in the hills north of Cannes, known for its perfume heritage and fields of lavender, plus the beautiful city of Nice (30km), especially the maze of narrow streets in the old town.

Keen golfers can head to Royal Mougins (7km) and play a round whilst families with children will not only enjoy the beautiful fine sandy beaches and watersports along parts of the Cote d'Azur but there are various waterparks too, including Aquasplash in nearby Antibes, just 15km away.

## Local Amenities

Nearest Airport	<b>Nice (24 km)</b>
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Nearest Ferry Port	<b>Nice (30km)</b>
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Nearest Village	<b>Mougins (2 km)</b>
Nearest Town/City	<b>Cannes (9 km)</b>
Nearest Restaurant	<b>Mougins (1-2 km)</b>
Nearest Bar/Pub	<b>Mougins (2 km)</b>
Nearest Beach	<b>Cannes (9 km)</b>
Nearest Golf	<b>Royal Mougins (7 km)</b>

## What we love

- The charming medieval town of Mougins is just a 5 minute walk from this villa in Côte d'Azur
- En suite bathrooms for all and private tennis court are rare finds, but here you have them!
- Dining on the terrace beneath the vines - pure villa holiday heaven

## What you should know...

- If you're coming in a cooler season, the pool can be heated on request
- Though the town is walkable, we recommend a car rental to go to Cannes!
- This is air-conditioning in 5 of the 6 bedrooms. Additionally, there is a free standing air-conditioning unit that can be used if needed.

# Terms & Conditions

- Security deposit: £5,000. This is to be paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Included in the rental price. Pool heating, if required is 150 euros per week.
- Linen & towels included?: All linen and towels are included in the rental price.
- Pets welcome?: Under some conditions.
- Changeover day: Saturday or Sunday.
- End of stay cleaning included?: Yes, up to 4 hours. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Extra €20 per hour if additional cleaning is required.
- Smoking Allowed?: Outside only.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Minimum stay: 7 nights.
- Other Ts and Cs: There is air-conditioning in 5 of the 6 bedrooms. Additionally, there is a free standing air-conditioning unit that can be used if needed.