

# Manoir Clement

Region: Grasse Sleeps: 10

## Overview

Amidst verdant hillside gardens and olive groves, just a 15 minute stroll from the quaint old town of Peymeinade lies the idyllic Manoir Clement - an atmospheric family holiday home with a heated private swimming pool offering unique views of the surrounding valleys.

This is a much loved property offering traditionally stylish and cosy spaces inside and many tranquil terraces outside, dotted with picturesque blossoms, shrubs and lawns. The natural beauty that surrounds the property means guests will want to spend plenty of time out on the terraces using the BBQ or playing table tennis.

Manoir Clement is perfectly located just a half hour from the coast, and there are many pretty villages to be discovered in the surrounding mountains. The glamour of the beach towns of Cannes and Antibes are a must see, and Grasse, the perfume capital of the world, is within ten minutes' drive.

## Facilities

**Recommended** • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • TV • Wheelchair Access • Indoor Games • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Golf Nearby • Stalking/Hunting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • RWC-Nice



# Interior & Grounds

## Accommodation Details

- Living room
- Dining room
- Study
- Kitchen
- Summer kitchen
- 2x bathrooms with WC
- 1 shower room with WC
- 2x shower rooms
- 2x separate WCs
- 3x double bedrooms
- 1 twin bedroom
- 1 bedroom with 1 single bed and 1 pull-out bed
- 1 bedroom with 1 single bed and 1 folding bed

## Facilities

- Washing machine
- Dishwasher
- Dryer
- Telephone (local/incoming calls only)
- PC + Wi-Fi
- Satellite TV (Apple TV + Humax freesat)
- UPlay
- CD player
- Netflix
- Sonos system
- I-Pod dock
- Digital radio
- Alarm
- 2 barbecues
- Table tennis
- Boules
- Pool table (middle size)
- Standing fans in each bedroom

## Exterior

Set in 3000sqm of beautiful well-maintained grounds, the house enjoys panoramic views of the surrounding hills towards Mandelieu. Nineteen steps lead down to the well-secured 12m x 5m swimming pool area with its pool house equipped with a summer kitchen (refrigerator, sink, barbecue, two hobs)



and WC (the pool is heated from May to September). There is an outdoor shower by the pool. There is an ample poolside terrace and various other terraces on different levels which allow for privacy for a large group. To the front of the house is a covered terrace just outside the kitchen, ideal for all meals, overlooking a lovely lawned space with views. There is also a gate by the front lawn as a precaution for small children. To the right of the house is a full-size floodlit boules pitch and another terrace; from here you can climb up to further levels with terraces both equipped with tables and parasols. There is also ample parking space for up to 5 cars.

## **Interior**

The interior is very comfortably furnished in a mixture of styles.

## **Ground Floor**

- Entrance hall
- Large dining room
- A spacious living room opening onto a terrace
- Kitchen opening out onto a covered terrace for al fresco dining
- Study
- Laundry room
- Separate wc
- Double bedroom (140cm bed) with an en suite bathroom with a wc; this bedroom opens onto a lovely courtyard at the side of the house.

## **First Floor**

- 2x double bedrooms (one with a 150cm bed and the other with a 140cm bed) (one with an en suite shower room with a wc)
- Twin bedroom (80cm beds),
- Bedroom with a single bed (80cm) and a comfortable folding bed (more suitable for children)
- Bedroom with a single bed (90cm) and a pull-out bed
- Bathroom with a wc
- 2x shower rooms (one with a rain shower) and a separate wc

## Location & Local Information

Close to picturesque hill towns as well as many of the Cote d'Azur's fashionable coastal towns such as Cannes, Antibes, Nice, and La Napoule. The Italian border is about 45 minutes to an hour away by scenic route by train or car; also there are several unspoilt islands to visit by ferry from Cannes as well as crossing the bay to St Tropez. Lac St Casien is a 20 minute drive with small boats for hire and several picnic areas and cafes.

It is an idyllic spot with so many things to do [sailing, hiking, golf, galleries,etc], yet you can also stay happily at the villa with its many restful attractions without wanting to go anywhere else.

Cannes, Nice, Monaco and Saint-Tropez each have a magnetic atmosphere of their own, a frenetic glamour and a parade of beautiful people partying until dawn. Of course, the exultation of hobnobbing with the wealthy on immaculate private hotel beaches, backed by classy cafes under canvas, may be tempered by the subsequent arrival of an account that looks as if it has at least two noughts too many.

The Riviera in fact has plenty of public beaches which are just as, if not more, suitable for families, while a street or two behind the film set façade it is easy to find restaurants that are better value than almost anything back home. On any excursion to the coast by car however, arrive and depart early, to avoid the traffic jams that sometimes build up in high season later in the day. Behind this exotic shop window lies the 'arrière pays', or back-country, within easy reach of the Côte-d'Azur but far less frenetic. Some of the most popular places – Eze, Grasse, Mougins and St Paul-de-Vence – attract large numbers of summer visitors; but only a kilometer or two away are other equally delightful towns and villages, untouched by the mass tourist market. Their ancient streets have breathtaking, distant views of the sea, from houses hugging deep gorges or sheltered by rugged mountain outcrops. Provençal life continues here undisturbed and unthreatened, at its own singular pace.

## Local Amenities

Nearest Airport	<b>Nice</b> <b>(26-30 km )</b>
Nearest Ferry Port	<b>Cannes</b> <b>(16-20 km)</b>
Nearest Train Station	<b>Grasse</b> <b>(5 km )</b>



Nearest Village	<b>Peymeinade (2 km )</b>
Nearest Town/City	<b>Grasse (5 km )</b>
Nearest Restaurant	<b>(Under 1 km )</b>
Nearest Supermarket	<b>(Under 1 km )</b>
Nearest Beach	<b>(12 km)</b>
Nearest Golf	<b>Mougins (12 km)</b>
Nearest Tennis	<b>Peymenade</b>

## What we love

- Fantastic location right in the heart of the magnificent French Riviera.
- A family friendly property with plenty to keep kids entertained.
- With your own private drive the house is a secluded paradise, surrounded by immaculate garden terraces and a large heated pool.

## What you should know...

- It's a half hour journey to the beaches

# Terms & Conditions

- Security deposit: £1,500 charged to clients' credit card prior to arrival.
- Arrival time: 4.00 pm
- Departure time: 10.00 am
- Energy costs included?: Yes
- Heating costs included?: Yes
- Linen & towels included?: Bed linen, bathroom and pool towels included; for bookings lasting more than one week a set of linen for each week is left at our client's disposal
- Pets welcome?: No
- Smoking Allowed?: No
- Pool heating charge?: £100 per week, if required, heated from May to September only. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Minimum stay: 7 nights (other durations on request only)
- Other Ts and Cs: Weddings, stag/hen parties and other special events are not permitted.