

Mas Des Vignes

Region: French Riviera (Cote D'Azur) Sleeps: 6

Overview

With the French Riviera right on your doorstep, Mas des Vignes is a not-to-be-missed 165m² three bedroom villa enjoying a fabulous location 300m away from the traditional village of St. Paul de Vence.

This pretty house is built on 2 levels and stands out for its original décor. Access is through a welcoming entrance hall which leads to the lounge and dining areas. The open plan kitchen is modern and fully equipped, with direct access to a gorgeous terrace. The master bedroom is spacious and bright and features its own en-suite shower room. The views through the patio doors will leave you breathless. Finally, on the first floor there are two cosy bedrooms (one twin, one double) and one separate bathroom.

Overlooking an equestrian centre and surrounded by a huge partially fenced garden, the property is particularly suitable for families with young children.

The outside grounds are simply impressive: there is a charming vineyard area as well as a very handy garden where you can pick up seasonal vegetables and aromatic herbs. Furthermore, facilities include a 9x5 m private swimming pool for the little ones to splash about while you get tanned on comfortable sunbeds. There is also a ping-pong table for the adults and children alike to enjoy themselves.

To top it all, the property enjoys several shaded areas, a pergola and barbecue, perfect for delicious al-fresco meals surrounded by a beautiful environment.

Facilities

Modern • Easy By Train • **Recommended** • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • TV • Outdoor Games • Table Tennis • DVD • Cot(s) • High Chair(s) • Rural Location • Horse Riding • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

Villa Interior (max. cap: 6 adults + 1 infant)

Surface: 165m²

Ground Floor

- Kitchen with: dishwasher, microwave, oven, hob, fridge/freezer, coffee machine, dining facilities, patio doors opening up onto a covered terrace
- Open plan dining area with table and 6 chairs
- Living room with: cable TV, DVD player, CD player, patio doors opening up onto a covered terrace
- Master bedroom with queen bed, portable fan, ensuite shower room and patio doors
- Separate WC
- Laundry room with washing machine and tumble dryer

First Floor

- 2nd bedroom with double bed and portable fan
- 3rd bedroom with twin beds and portable fan
- Bathroom with bath, twin washbasin and toilet

Outside Grounds

- Rectangle-shaped private swimming pool (size: 9.5x4m / depth: 1.1 - 1.8m) with steps
- Poolside terrace
- Open Barbecue area with portable BBQ
- Partially enclosed garden (3000m²) with seasonal vegetables/aromatic herbs and vineyards
- Pergola
- Covered dining area
- Outdoor table, chairs and sofas
- Ping-pong table

Amenities

- Wi-Fi
- Portable fans



Location & Local Information

Mas des Vignes is located a few hundred metres from the perched village of St Paul de Vence, with its picturesque streets, ancient fountains, provençal boutiques and a magnificent view over the surrounding valley.

Venturing a little further you'll also find Vence, known as 'the city of art,' it is a very pretty hilltop town full of flowers, pavement cafes and galleries. Featuring a very classic French square - Place Clemenceau - where passers by stop for a coffee or meal to watch the world go by, you can also see the famous 'Matisse chapel' from here. The old town is a walled circle of medieval buildings with fountains at every turn - an attractive place to wander around the endless craft shops, galleries and vibrant market.

The glamorous towns of Cannes, Nice and perfume capital, Grasse are just a short drive away!

Whatever you're in search of you'll be sure to find - beaches, harbours, perfume houses, a waterpark for the children en route to Antibes, watersports and even a trip to the iconic principality of Monaco where you can shop till you drop and then head off to the famous casinos.

Local Amenities

Nearest Airport	Nice (11km)
Nearest Ferry Port	Nice (18km)
Nearest Train Station	Nice (17km)
Nearest Village	St Paul de Vence (Walking: 300m / By car: 2.3km)
Nearest Bar/Pub	St Paul de Vence (300m)
Nearest Shop	St Paul de Vence (400m)
Nearest Supermarket	Cagnes sur Mer (4km)
Nearest Beach	Villeneuve Loubet (5km)



Nearest Tennis

**St Paul de Vence / La Colle sur Loup
(2km)**

What we love

- The ping-pong table to the joy of the little ones.
- The nice 300 m stroll downhill from the lovely village of St. Paul de Vence which takes you home!
- Experience the charming city of Nice with its art museums, beaches and beautiful old quarter within a short drive.

What you should know...

- The walk up to the village is rather steep, but will keep you fit! Alternatively, you can choose to drive only 2.3 km.
- The security deposit is paid on arrival in cash - please refer to the T&Cs tab for full details.

Terms & Conditions

- Security deposit: €1500 paid on arrival in cash in Euros (Pounds Sterling on request only) and refunded on departure subject to full inspection. Please note that access to the villa will not be possible without this payment.
- Linen & towels included?: Yes.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Minimum stay: 7 nights.
- Energy costs included?: Yes.
- Changeover day: Saturday. All other changeover days on request.
- Pool towels included?: Yes.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Internet access?: WiFi internet access included.