

# Bastide Des Remparts

Region: Nice Sleeps: 14

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## Overview

***Featured on Oliver's Travels 2020 TV Advert!***

Set in a private and lush family estate featuring the guests' villa and a 13th-century fortress next to it, Bastide des Remparts is a unique and historical home in a privileged position on the French Riviera with wonderful views over the ancient trees stretching down towards the sea and just half an hour from Nice (and only 15min from Nice airport).

A lush and peaceful paradise, the family 8.5 hectare estate is one of the Côte d'Azur's oldest and most beautiful properties, surrounded by captivating landscapes and glorious gardens where you can get lost for hours discovering it's hundreds of palm trees, ancient olive trees and colourful flowers.

The *bastide* dates back to 1836 and enjoys a spectacular hilltop location where you can look out towards the Mediterranean as far as Cap d'Antibes and Cap Ferrat. Inside you will find an elegant home which has been beautifully refurbished to provide seven delightful bedrooms, decorated and furnished with refined taste and character throughout. Downstairs the living and dining rooms have French doors opening up to Provençal gardens and there are wonderful spaces to relax outside including a truly remarkable al-fresco dining area where you can feast with family and friends in the shade of a 250-year old oak tree.

Follow the path through the gardens down to the inviting, large swimming pool where you can cool off from the warm summer sun or laze on the poolside terrace and pool house with mesmerising views of the surrounding gardens and sea.

Guests may have private tours of the 13th century château on the estate and special drink receptions or dinners can be set up on the ramparts for a memorable event. You have full access to the château's gardens and the ramparts, which is just a 1min walk from the villa.

The estate is part of a charming hilltop village, Villeneuve Loubet, where you will find flower filled lanes, restaurants, a bakery and a butcher as well as a Provençal market twice a week. From the estate's gate you can follow a 3km path down the hill through the woods to reach the beaches of Villeneuve Loubet and a seaside resort with family-friendly activities, restaurants,



watersports and a marina.

Set between Cannes and Nice, the entire Côte d'Azur can be reached such as the seaside towns of nearby Cagnes-sur-Mer and Antibes as well as hillside villages including artistic St Paul de Vence and Grasse, known for its perfume heritage and fields of lavender amongst olive groves and vineyards. Heading further towards the rugged interiors will bring you the Gorges du Loup where you can swim from the rocks or head to Gourdon for spectacular views of the French Riviera.

## Facilities

Quirky • Wow Factor • Easy By Train • **Recommended** • Private Pool • Child-Safe Pool • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Wine Cellar • Indoor Games • Outdoor Games • Table Tennis • Table Football • Heating • Caretaker/Owner on Site • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Go-Karting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

*Please note that due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms.*

### Ground Floor

- Living room with French doors opening up to gardens
- Library/reading room with TV and sound system
- Dining room with table for up to 12 guests and French doors opening up to gardens
- Kitchen-diner, fully-equipped including two ovens, microwave, gas stove, steam cooker, two dishwashers, large fridges and ice-cube machine and table for up to 6 guests. French doors out to gardens
- Laundry room with freezer, cold chamber, wine cellar, two washing machines and one dryer
- Cloakroom and WC
- Bedroom One: Twin room with twin beds (90x200cm) and French doors to gardens
- Bedroom Two: Twin room with twin beds (90x200cm) and French doors to gardens
- Bedroom Three: Twin room with twin beds (90x200cm)
- 2 x bathrooms with bath tub, separate shower and double sink
- Two separate WCs

### First Floor

- Bedroom Four: Double bedroom with air-conditioning, double bed (160x200cm) dressing room, bathroom with shower, double sink and WC
- Bedroom Five: Double bedroom with air-conditioning, a four-poster bed (160x200cm), dressing room and bathroom with bath, double sink and separate shower. Separate WC
- Bedroom Six: Double bedroom with air-conditioning, double bed (180x200cm), dressing room and bathroom with large bath, double sink and separate shower. Separate WC
- Bedroom Seven: Master bedroom with air-conditioning, double bed (180x200cm), dressing room, living area, office area, TV and French doors leading to a private terrace with sea and garden views. Ensuite bathroom with double sink, bath and separate shower. Separate WC

## Outside Grounds

- Private salt-filtered swimming pool (14.8mx7.9m) with wide carved stone ground all around and child-safety fence enclosure



- Pool house with dining terrace, small kitchen with fridge and freezer, changing rooms and WC
- Shaded outdoor dining terrace with exterior lighting and seating for up to 20 guests
- Large Weber BBQ
- Petanque set and pitch
- Table-football
- Ping-pong table
- Molki games set
- 8.5 hectares of enclosed parkland/estate
- Entry-gates with video camera
- Access to the ramparts of the medieval fortress on the estate
- Access to château garden
- Various terraces of parking within grounds (for up to 10 cars)

### **Facilities**

- Wi-Fi (living room only)
- Heating
- Air-conditioning (in first floor bedrooms only)
- TV
- Surround sound music system
- Hairdryers in all bathrooms
- Board/card games
- Molki games set
- Wine cellar
- Access to the fortress interiors (on request)
- Access to private discotheque in the fortress basement (on request)
- Washing machine (x2) and dryer

## Location & Local Information

Bastide des Remparts is set in 8.5 hectares of enclosed parkland and grounds featuring a 13th century medieval fortress/château, private tours are available on request. Guests have access to the ramparts, the château gardens as well as the estate's grounds featuring palm trees, old olives and oak trees as well as flower beds and pretty walking paths.

The estate is in the hilltop village of Villeneuve Loubet, with steep, Provençal lanes filled with flowers and a beautiful 19th century church. Enjoy dining in an authentic restaurant, pick up delicacies in the bakery, butchers or grocery store and there is a lovely market on a Wednesday and Saturday morning, as well as a *Brocante* (antiques and flea market) closer to the coast on some Sundays.

From the edge of the estate there is a 3km walking path through the forests and down the hill to take you to the beaches and family-friendly activities of Villeneuve Loubet seaside resort. Along this lively coastline you will find 4km of pebbly and sandy beaches with the blue-flag status as well as watersports including kayaks, canoes, jet-ski, parasailing, windsurfing, yachting and diving. You will also find boat hire by the Marina Baie des Anges (5km) with its striking and rather quirky late 20th century architecture.

On Villeneuve-Loubet grounds, there are two Go-Ape adventure parks with activities for all ages, including France's longest zipline (331m). for families (aged 8+). The village contains a wide range of other sport activities such as tennis courts, bike-hire (with marked circuits between the village, beach and beyond), urban soccer, golf practice and horse-riding.

Within a short drive horse-racing lovers can watch day and night races at Cagnes-sur-Mer racecourse, facing the sea.

Guests who love golf will appreciate the courses across the Cote d'Azur from nearby Golf de Biot (10km) to Royal Mougins Golf Resort (25km) within half an hour, amongst many others.

Set between Cannes and Nice, this is a prime location for exploring the French Riviera, both along the coast and inland. The seaside resorts of Cagnes-sur-Mer (4km) and Antibes (12km) offer wonderful beaches, more watersports, water parks (Marineland) and other family-friendly activities as well as historic and interesting old towns. When in Antibes, don't miss some of the chic bars and fashionable nightclubs in Juan-les-Pins just to the south whilst keen walkers should follow the path to the beautiful Cap d'Antibes with tremendous views.



Inland, you can discover idyllic Provençal villages such as St Paul de Vence (6km), known for its strong connections to art featuring the Fondation Maeght, Biot (10km), Mougins (21km) and Èze (25km) with its amazing sea-views. Not forgetting wonderful Grasse (22km) with its perfume heritage and vivid fields of lavender with a stunning backdrop of hills, vineyards and olive groves.

The stylish and chic city of Cannes is around 23km away, where you can wander down La Croisette, the glamour-drenched promenade and beautiful Nice (15km) is also a short drive where you can explore the maze of narrow streets in the old town and discover the amazing market. A little further in Villefranche-sur-Mer (22km) you can walk up to the stunning Saint Jean Cap Ferrat peninsula, an unmissable day out.

If you wish to head inland to the rugged interior of the Alpes-Maritimes head to Gourdon (26km) where you can enjoy amazing views of the French Riviera or swim from the rocks in Gorges du Loup (18km).

## Local Amenities

Nearest Airport	<b>Nice (8km)</b>
Nearest Village	<b>Villeneuve Loubet (under 1km)</b>
Nearest Restaurant	<b>Villeneuve Loubet (under 1km)</b>
Nearest Shop	<b>Bakery/Butchers (under 1km)</b>
Nearest Supermarket	<b>Casino (1.5km)</b>
Nearest Town/City	<b>Cagnes-sur-Mer/Antibes/Nice (3km/12km/15km)</b>
Nearest Beach	<b>Villeneuve Loubet beaches (4km)</b>
Nearest Golf	<b>Golf de Villeneuve Loubet (2km)</b>
Nearest Shop	<b>Polygone Riviera (cinema, casino, shops, restaurants) (2km)</b>

## What Oliver loves...

- Featured on Oliver's Travels 2020 TV Advert – make sure you watch the video!
- This magnificent 19th-century villa is set on a vast, enclosed family estate featuring a medieval fortress and lush gardens
- Take a walk around the château's ramparts - guests have private access to the fortress and the owners can even organise events there
- It's just a short walk into Villeneuve Loubet, a flower-filled hilltop village with restaurants, a bakery and butchers
- There's a 3km walking path from the edge of the estate which leads you to the beach
- It's only a ten-minute drive to the historic coastal town of Antibes and the idyllic towns and villages of St Paul de Vence, Grasse, Èze and Mougins are all within easy reach
- Nice airport is only 15 min away!

## What you should know...

- Air-conditioning is only featured in the four first-floor bedrooms
- The English-speaking gardener (and his well-behaved dogs) lives on the estate and he will welcome you on arrival.
- A weekly tour of the château, ramparts and garden is offered by the Tourist Office to visitors to the region but they use a separate entrance and will not be shown the area near the villa or the swimming pool
- WiFi is only available in the ground floor living room
- Due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms

# Terms & Conditions

- Arrival time: Flexible.
- Departure time: Flexible.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, including pool towels.
- End of stay cleaning included?: Yes (up to six to ten hours only depending on party size) 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 garbage disposal required will be charged against the security deposit.
- Pets welcome?: No (because the gardener's dogs live on the estate).
- Changeover day: Flexible
- Minimum stay: 4 nights.
- Smoking Allowed?: Outside only (please be careful in case of fire).
- Security deposit: €3000 paid to the owner by bank transfer one month before arrival and refunded two weeks after departure, subject to full inspection.
- Internet access?: Wi-Fi is available in the ground floor living room only.
- Other Ts and Cs: Air-conditioning is only featured in the four first-floor bedrooms.
- Other Ts and Cs: Weddings, stag/hen parties and other celebrations are not permitted.
- Other Ts and Cs: Due to the delicate nature of the first floor rooms these are adult only rooms and children are only permitted in the ground floor rooms