

# Villa Emeraude

Region: Cannes Sleeps: 16

## Overview

The owners of this jewel have dedicated themselves to understanding and creating a lifestyle for ultimate relaxation. Their aim is to provide a holiday home that is fully equipped with all the latest conveniences and toys within a peaceful environment.

Villa Emeraude is in 3.5 acres of grounds and is situated just 30 minutes from Nice airport, 20 minutes from Cannes and 15 minutes from the nearest sea and beaches. It has a tennis court, heated swimming pool with adjacent Jacuzzi, sauna, boules court, table tennis, gym, backgammon terrace, cinema room with satellite TV and several indoor and outdoor dining areas.

There are 8 double bedrooms, four ensuite and four sharing 2 bathrooms. It is equipped with wireless broadband with excellent reception. There is also a double garage and ample guest car parking on the grounds.

Villa Emeraude is situated just outside Pegomas in an enclave that was home to counts, lords and princes. It is a 15 minute walk or a 3 minute drive into the village. Pegomas is a typical French village that enjoys the best of both worlds: a quiet country setting yet close to all the essential amenities and hot spots of the Riviera.

## Facilities

Wow Factor • **Recommended** • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets Welcome • Hot Tub • Walk to Village • Walk to Restaurant • BBQ • Ideal for Parties • Tennis Court • Ground Floor Bed & Bath • Cable TV • Bicycles Provided • Sauna/Steam • Gym/Fitness Room • Games Room • Indoor Games • Outdoor Games • Table Tennis • DVD • Working Fireplace • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Toys • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Skiing • Horse Riding • Stalking/Hunting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

The property is reached via a driveway of oleander trees and comprises three buildings: the main house, the vicarage and the pool house, set amongst mature oak and olive trees, with manicured grounds and flowerbeds.

**Main House:** The ground floor has a large entrance hall, a cloakroom, a salon and a dining room that leads out to a large dining terrace and gardens with hydrangeas and roses. The spacious, fully equipped kitchen comes with a large breakfast table, fridge freezer, 5 hob cooker, microwave, oven and barbecue, etc. The kitchen leads out to another dining terrace. Also on this floor is the master bedroom with a walk in dressing room, Jacuzzi bath, shower, bidet and WC. The master bedroom french doors lead out to a garden terrace.

The upper floor has a *bibliothèque* which is a very large sitting room, with breathtaking Tuscany like views, that leads out to yet another terrace. There is also a bar area, and two further master bedrooms both of which are en-suite. One of the bedrooms has a walk in dressing room.

The lower floor contains a fully equipped air conditioned gym with running and rowing machines, exercise bikes etc. The cinema room is also on this floor and contains a library of more than 300 films and satellite TV. There is a separate laundry room. Four further double bedrooms are located on this floor, all the bedrooms have french windows that lead out onto a terrace. These four bedrooms share two bathrooms, each with a bath, WC and bidet.

**The Vicarage:** This self contained house has its own bedroom, shower, WC, kitchen and salon/dining room. It overlooks the pool and has its own terrace for outside dining.

Outside the pool house is adjacent to the heated kidney shaped pool and is equipped with a separate summer kitchen, changing room, shower room, separate WC and sauna. It also has a large covered terrace for dining.

The grounds have an open Tuscany view with a Romeo and Juliet balcony under which sits a secluded backgammon terrace. In addition there is the outdoor Jacuzzi, the tennis court, table tennis, boules court and cactus garden etc. The grounds and the trees also have beautiful soft lighting making it ideal for evening enjoyment and entertainment. There is ample parking space for 4/5 cars.



## Location & Local Information

The property is located on a quiet road outside Pegomas, which is an 'all the year round' french village, convenient for restaurants, supermarkets, doctors, boulangeries, butchers, beauty, nail and hair dressing salons. It is just a 3 minute drive into the village.

Pegomas is 10 minutes from Mougins and 20 minutes from Valbonne and Cannes, 15 minutes from the nearest sea and beaches and 15 minutes from several golf courses. The nearest Ski resort is Isola 2000 which is under 2 hours drive away. Stables, rivers and a country park are all also a mere three to five minutes drive from the house.

Pegomas is served by buses from the village into Cannes where connections by train or buses can be made to other parts of the country as well as Italy which is only one hour away. There is an airport for private planes into Mandelieu which is also a 15 minute drive from the house.

## Local Amenities

Nearest Airport	<b>Nice airport, 25 minutes away, and Mandelieu 15 minutes away (15 km)</b>
Nearest Ferry Port	<b>Cannes...16 minutes away (11 km)</b>
Nearest Village	<b>Pegomas 2 minutes away (1 km)</b>
Nearest Town/City	<b>Cannes, 15 minutes away (11 km)</b>
Nearest Restaurant	<b>Pegomas 2 minutes away (1 km)</b>
Nearest Bar/Pub	<b>Pegomas 2 minutes away (1 km)</b>
Nearest Beach	<b>Theoule 10 minutes away (7 km)</b>
Nearest Golf	<b>St Donat, 10 minutes away (7 km)</b>



## What Oliver loves...

- Pool, tennis, Jacuzzi, cinema room, table tennis, gym, bbq, playground, sauna, terraces, garden - take your pick!
- The views remind you of Tuscany & you are just 10 mins from the sea.
- So much on your doorstep! Horse riding, golf, parks & the local village are all walkable or within a 10 minute drive.

## What you should know...

- Fans in every room but AC only available in master bedroom & gym.
- Not suitable for wheelchair access.

# Terms & Conditions

- Security deposit: €2000 charged to clients' credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 16.00
- Departure time: 10.00
- Energy costs included?: Included except for winter lettings.
- Linen & towels included?: Bed linen and towels are included and changed once a week.
- Pets welcome?: Pets allowed.
- Changeover day: Saturday.
- End of stay cleaning included?: Normal end of stay cleaning is included in the price.
- Smoking Allowed?: Outdoors 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.
- Other Ts and Cs: There is welcome basket for the guests which will usually include a bottle of champagne and some chocolates or candy.