

# L'Ancien Monastere

Region: French Riviera (Cote D'Azur) Sleeps: 17

## Overview

In an enviable position just outside St-Paul-de-Vence, L'Ancien Monastère is a handsome *domaine* offering a superb standard of accommodation for a large group in the very heart of the magnificent Côte d'Azur.

The set-up of this spacious villa and charming cottage is perfect for an extended family holiday or perhaps a reunion of friends with a range of bedrooms and apartments as well as a superb large living room with a roaring fireplace, central kitchen and wonderful outdoor space to gather together to share special moments.

L'Ancien Monastère has the ambience of a traditional Provençal home yet it was built in the late 20th century cleverly using materials from an old monastery to add character and charm, such as the impressive wood beamed ceilings and reclaimed stone flooring in the living space. Throughout you will find high quality furnishings and bold original art-work, making it a superb place to spend time in great comfort. Each of the villa's bedrooms and the cottage have pretty terraces where you can find a moments peace in the vast and beautiful grounds.

Enjoy views of the Mediterranean from many of the rooms in the main villa or step outside and be mesmerised by the mountain and sea landscapes around you. Play a game of *boules* or wander down the enchanting terraced gardens to discover the tennis courts which can be lit up in the evening. The heated swimming pool is surrounded by landscaped lawns where you can lounge in the summer sun and the al-fresco dining terrace with its outdoor kitchen, open fire and bar is an idyllic spot for balmy nights dining by candlelight.

The concierge service is second to none and the owners are willing to assist with anything their guests may need from wine and champagne in the fridge on arrival, private chefs and restaurant bookings to tennis coaching, sailing lessons and golf reservations. They would also be delighted to assist with tickets for the Cannes Film Festival and arrangements for the Monaco Grand Prix, even arranging helicopter transfers if required.

One of the French Riviera's most famous villages, St-Paul-de-Vence, is just minutes away with its picturesque cobbled lanes filled with art galleries, cafes and restaurants as well as the well-loved Fondation Maeght, a museum of modern art. Discover Matisse's incredible chapel in Vence, just a ten-minute



drive away or head a few minutes south to the atmospheric market in the old town of Cagnes-sur-Mer.

The marvellous coastline of the Côte d'Azur is within a short drive with great beaches around Cagnes-sur-Mer, Villeneuve-Loubet as well as Antibes and beyond. Nice and Cannes are also magical places to visit so close or head to some of the French Riviera's idyllic inland villages and towns such as Biot, Opio and Grasse.

L'Ancien Monastère is the perfect oasis from which to discover this incredible region of Côte d'Azur beaches, classic hilltop villages, endless activities and extraordinary landscapes.

## Facilities

Wow Factor • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Tennis Court • Ground Floor Bed & Bath • Satellite TV • Indoor Games • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips • RWC-Nice

# Interior & Grounds

Up to 23 guests can stay if using the sofa-beds in three of the apartments – please enquire for additional prices.

## Villa Interiors (various levels)

- Large living room with fireplace
- Dining room
- Snug
- Central kitchen, well-equipped
- Laundry room
- Guest WCs x 2

*Apartment One:* bedroom with king-size double, shower room, living-dining room with air-conditioning, double sofa-bed, kitchen area, sun-room and terrace

*Apartment Two:* bedroom with king-size double, shower room, dressing room, living-dining room with air-conditioning, double sofa-bed, kitchen area and terrace

*Apartment Three:* bedroom with king-size double, shower room, dressing room, living-dining room with air-conditioning, double sofa-bed, kitchen area and terrace

*Apartment Four:* bedroom with king-size double, smaller bedroom with single bed, shower room, living-dining room with air-conditioning, kitchen area and terrace

- Bedroom with king-size bed, air-conditioning, shower room, dressing room and access to terrace
- Bedroom with king-size bed, air-conditioning, shower room, dressing room and access to terrace

## Cottage Interiors

### Ground Floor

- 2 x bedrooms with king-size beds and en suite bathrooms

### First Floor

- Living-dining room and kitchen with doors leading to a terrace



## Outside Grounds (6500m<sup>2</sup>)

- Heated salt-water swimming pool (13mx7m free-form design, depth: 1.5-2.3m). Heated as required to 25C from April to October (other months on request). Safety alarm system
- Covered terrace with outdoor kitchen and BBQ
- Al-fresco bar and lounge
- Tennis court with floodlights and equipment
- *Boules* pitch
- Terraced gardens
- Secure video entry
- Electric gates
- Ample parking

#### **Facilities**

- Wi-Fi
- Heating
- Air-conditioning (in some rooms of the main villa and in the cottage)
- TV and DVD player
- Children's DVDs and books
- Games
- Tennis court and equipment
- *Boules* pitch
- Push chair
- Car seat

# Location & Local Information

Located in the beautiful Côte d'Azur region, just a 15-minute drive from Nice Airport, L'Ancien Monastère is in a residential setting only 2.5km from the charming village of St-Paul-de-Vence. You can walk to a local *boulangerie* in around fifteen minutes whilst other shops and restaurants are within a short drive.

St-Paul-de-Vence (2.5km) is one of the most famous villages of the French Riviera and is well known for its narrow cobbled lanes filled with art galleries, lovely shops and atmospheric cafes. The Fondation Maeght museum also attracts visitors, as do the excellent restaurants including the renowned La Colombe D'Or. Make sure you visit when the lovely fruit and vegetable market takes place.

Further north, the town of Vence (5km) is another incredible place to spend some time, especially for the amazing Chapelle Matisse/Chapelle du Rosarie which was created by Henri Matisse himself. You can also experience the town's historic ambience, delightful restaurants and cafes, more art galleries and markets.

Easily reached from the nearby road connecting Vence to the coast, Cagnes-sur-Mer (4km) also has a wonderful market in its pretty old town and a lovely museum, Les Collettes, which used to be Renoir's *maison*. Drive down towards the beach where you will find a lovely promenade with restaurants and a long stretch of coastline with some great watersports.

Beach lovers can also head to the beaches around Villeneuve-Loubet (with its delightful village just inland) and Saint Laurent or south towards Antibes (15km), Cannes (27km) and Théoule-sur-Mer (40km). Some of the beaches around Nice, towards Saint-Jean-Cap-Ferrat (28km) and Beaulieu-sur-Mer (27km) are also wonderful for a day out by the sea in beautiful surroundings.

Boat trips can be enjoyed from many ports along the Côte d'Azur coastline, visiting towns such as Saint-Tropez, Monaco or the idyllic Sainte-Marguerite Island. You can also drive towards Monaco (40km) and as far as the Italian border with Ventimiglia (59km) under an hour away.

The great city of Nice (18km) is also a brilliant day out or you may prefer to soak up some of the glamour in Cannes (27km).

Heading inland, there are some incredible French Riviera villages to explore such as Tourrettes-sur-Loup (10km) with its artisan craft studios and pretty weekly market as well as Opio (20km) and Biot (14km) or learn all about the perfume heritage in the beautiful town of Grasse (24km) with its lavender



fields, olive groves and rolling hills in the surrounding countryside.

There are numerous golf courses across the French Riviera (12 in the area!), the nearest being near Nice and Biot but also the well-known Royal Mougins Golf Course within 30km. For guests who love cycling, this villa is near some of the region's best cycling routes across the Côte d'Azur and horse-riding is also a popular pursuit.

Hikers will find some amazing marked trails including great walks between St Paul de Vence and Vence as well as coastal routes and other paths in the rugged interland near Gourdon (27km). You can swim from the rocks in Gorges du Loup, near Gourdon, or visit the enchanting waterfalls.

## Local Amenities

Nearest Airport	<b>Nice</b> (10km)
Nearest Train Station	<b>Gare de Cagnes sur Mer</b> (6km)
Nearest Village	<b>St-Paul-de-Vence</b> (2.5km)
Nearest Shop	<b>Boulangerie</b> (15-min walk )
Nearest Restaurant	<b>St-Paul-de-Vence</b> (2.5km)
Nearest Supermarket	<b>E.Leclerc Auredis</b> (3.5km)
Nearest Town/City	<b>Cagnes-sur-Mer/Nice</b> (4km/18km)
Nearest Beach	<b>Cagnes-sur-Mer</b> (6km)
Nearest Golf	<b>Golf De La Vanade</b> (8km)

## What we love

- Gather together by the pool for wonderful feasts on the al-fresco dining terrace with its own bar, barbecue and open fire
- Play tennis in the coolness of the evening on the flood-lit tennis court
- The owners are willing do everything they possibly can for their guests from arranging a private chef to booking advance tickets for Cannes Film Festival or the Monaco Grand Prix!
- You're only minutes away from the charming village of St Paul de Vence with its famous restaurants and Fondation Maeght museum
- Experience the charming city of Nice with its art museums, beaches and beautiful old quarter within a short drive.

## What you should know...

- This *domaine* is made up of the main villa, featuring four apartments and two bedrooms, and a separate 2-bedroom cottage
- There is also space for an extra 6 people (making 24 guests in total) using the sofa-beds in three of the apartments – supplements apply so please enquire
- Air-conditioning is featured in some rooms only – please see the 'Features' for more details
- Many of the rooms are accessed via stone steps but Apartment One can be reached from the entrance path so may be more suitable for those who have reduced mobility

## Terms & Conditions

- Security deposit: €3000 paid via wire transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes. Linen and towels are changed mid-stay if staying 2 weeks.
- Pool towels included?: Yes. Towels are changed mid-stay if staying 2 weeks.
- Pool heating charge?: Pool heating is included from approximately April to end-October. The pool is heated as required to reach a temperature of 25C. Pool heating is on request approximately November to end-March and payable locally (€300 per week). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- End of stay cleaning included?: Yes and mid-stay clean is included if staying 2 weeks. Please note, 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: 3 nights in September. 7 nights during all other periods.
- Changeover day: Flexible in September. Saturday during all other periods.
- Smoking Allowed?: Outside only.
- Pets welcome?: On request only and with prior agreement with the owner.
- Other Ts and Cs: Air-conditioning is featured in four bedrooms (two in the main villa, two in the cottage) as well as in the living areas of each apartment – please see the Features for more details.
- Tax: French Visitors Tax payable locally (typically costs approximately between €1-€10 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Small weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and other special events are not permitted.
- Other Ts and Cs: There is also space for an extra 6 people (making 24 guests in total) using the sofa-beds in three of the apartments – supplements apply so please enquire.
- Other Ts and Cs: Guests will be required to sign a copy of the owner's rental terms before the arrival.