

Mas Du Duc

Region: Grasse Sleeps: 6 - 8

Overview

Mas Du Duc is undoubtedly a place of true beauty with its elegant style and exquisite views as you will soon discover when you step through its private gates, greeted with the scent of citrus trees, rosemary and lavender. Close to Grasse and a short drive from the beaches of Cannes and the French Riviera, this remarkable *maison provençale* will amaze you in every way.

Experience the sophisticated ambience throughout this high-end home, which dates back to the 1920s - it is said that it was built by a noble duke to give to his mistress. Nowadays guests can expect stylish interiors, fine furnishings, luxurious en suite bathrooms and high-tech features such as Apple TV, a Sonos music system, a wine-fridge and air-conditioning in every room.

The panoramic views are outstanding whether you are gazing out from the open-plan living room or creating family feasts in the smart kitchen-diner, both with beautiful arched doors leading out to the vast terraces looking out towards the French Riviera and surrounding landscapes. Upstairs, step on to your balcony from one of the three sumptuous bedrooms for yet more dazzling vistas with a glass of *rosé* from the owner's Provençal winery.

The sun rises above the southern Alps to the east and sets over the Esterel mountains to the west, meaning you are blessed with sun all day across the magnificent terraces and gardens. Seek shade under one of the grand palms or soak up the warmth as you unwind by the olive and eucalyptus trees so typical of this part of southern France. Whether relaxing by the swimming pool or dining al-fresco with family and friends, this is a Mediterranean-inspired paradise.

Woodland walks are on your doorstep and Grasse is just a few minutes by car, following the winding lane down the hill to the incredibly picturesque town with its medieval lanes, charming restaurants, atmospheric weekly market and famous perfume factories and museums.

Food-lovers should also head to Valbonne on a Friday morning for its bustling market or book a table at one of the Michelin starred restaurants in nearby Cabris. Other idyllic hilltop villages scattered across the beautiful landscapes of olive groves, pines and cyprus trees include Opio, Mougins and Biot, not forgetting the artistic villages of Vence and St Paul de Vence.



Spend time in Cannes, wandering along La Croisette and soaking up the vibrant atmosphere before discovering glorious beaches, watersports and boat trips. From Nice to Antibes and perhaps even as far as Saint-Tropez, Mas Du Duc enjoys such a great location for exploring the very best of the glistening Côte d'Azur.

Facilities

Wow Factor • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Safety Deposit Box • All Bedrooms En-Suite • Smart TV • Heating • Cot(s) • High Chair(s) • Watersports • 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 • Romantic • Scuba Diving • Boat Trips • RWC-Nice

Interior & Grounds

Villa Interiors (400m2)

Please note that the 6-guest price includes the three bedrooms and the office. The 8-guest price, which is on request only, converts the office into a bedroom with two single beds and is suitable only for two under 18-year-olds.

Ground Floor

- Open-plan living room with doors leading to terrace
- Open-plan kitchen-diner, well-equipped including double oven, induction hobs, double fridge-freezer, microwave, toaster, blender, mixer, food processor, Quooker tap, American coffee machine, Nespresso machine and wine fridge. Doors lead to al-fresco dining terrace
- Guest WC
- Office (converted, on request, into a twin bedroom for under 18s only, when paying the 8-person price)

First Floor

- Master bedroom (50m2) with TV, balcony access and sea/pool views. En suite bathroom with bath, shower, two sinks and separate WC
- Bedroom (35m2) with TV, balcony access and sea views. En suite bathroom with shower and WC
- Bedroom (40m2) with TV, balcony access and sea/village views. En suite bathroom with shower and WC

Outside Grounds (5000m2)

- Swimming pool (14x11x6m, depth: 0.4-2.5m) with safety alarm. Heated June to September
- Pool house (above the pool, via steps)
- Al-fresco dining and lounge areas
- Barbecue
- Gardens (including terraced levels)
- Electric gates and calling system
- Parking (5-6 cars)

Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Smart/Apple TV with International channels
- Sonos music system



- Google chrome
- Electric shutters
- Safe
- Washing machine and dryer

Location & Local Information

With panoramic views of the Côte d'Azur and Esterel mountains, Mas Du Duc is a brilliant and beautiful base for exploring all that the French Riviera and Alpes-Maritimes has to offer, just over half an hour from Nice Airport.

Set on a small quiet road, in an elevated position above Grasse (2km), follow the hilly lane behind the villa which leads to wonderful woodland walks and jogs with more spectacular views. Grasse itself is also so close, just a few minutes in the car, where you can soak up the enchanting atmosphere as you explore its medieval lanes, coming across picturesque squares, charming restaurants and a wealth of pretty shops. As well as the little daily flower market, don't miss the main market on a Wednesday morning. Grasse also has a fine reputation for being the 'perfume capital of France' and you can visit some of the famous perfume factories and museums dotted across the town.

You are also within easy reach of many other idyllic villages and market towns such as Opio (8km), Valbonne (13km) and Mougins (15km) as well as the famous art villages of Saint-Paul de Vence and neighbouring Vence (23km). Food-lovers can dine at one of the Michelin starred restaurants in Cabris (8km) or enjoy lunch with a view down towards the coast at the idyllic hilltop town of Èze (58km), not far from Monaco.

Cannes (20km) and the French Riviera are calling you, after all the Grasse-Cannes highway is just a 10-minute drive from the villa. Experience the ambience of the promenade, La Croisette, spend the day on the glorious beach and admire the breathtaking views around you. Hop on a boat to the exquisite Lérins Islands, perfect for swimming and scenery, explore the coastline by private yacht or stay by the Cannes coastline for a great range of watersports.

Beyond Cannes, head east towards Nice passing some lovely beaches around Antibes (30km) – make sure you stop off in one of the bustling bars of vibrant Juan-les-Pins and explore the old town and Picasso museum in historic Antibes. Continue past Nice to the timeless resorts of Villefranche-sur-Mer and Cap Ferrat, just over an hour away, whilst closer to home you can relax on the cliff-backed beaches around Théoule-sur-Mer (28km).

Find yet more watersports, hiking and other outdoor summer activities around the stunning Lac de Saint-Cassien (25km), or drive further inland to discover rock pools, waterfalls and dramatic mountain scenery around Gourdon (13km) and the Gorges du Loup. You could even drive as far as the Verdon Gorge, one of France's most well-known natural wonders, about 100km away.

There are numerous golf courses across this part of southern France,



including the prestigious Royal Mougins Golf Resort (16km) or, even closer, Golf Grande Bastide and Golf du Claux Amic Sa, both set in picturesque surroundings.

Local Amenities

Nearest Airport	Nice Airport (30km)
Nearest Train Station	Gare de Grasse (3km)
Nearest Town	Grasse (2km)
Nearest Restaurant	Grasse (2km)
Nearest Supermarket	Grasse (2km)
Nearest Beach	Cannes (20km)
Nearest Golf	Golf du Claux Amic Sa (6km)
Nearest Tennis	Tennis ASPTT Grasse (2km)

What we love

- Admire the Côte d'Azur views from the spectacular terraces and bedroom balconies of this elegant 1920s *maison*
- Watch the incredible sun set behind the Esterel mountains with a glass of *rosé* from the owner's winery
- State-of-the-art facilities include as Apple TV and a Sonos music system as well as air-conditioning throughout
- Wander up the hill to the nearby forests for wonderful woodland walks
- Grasse is just a few minutes drive away whilst it's only 20km to Cannes and the French Riviera

What you should know...

- The 6-guest price includes the three bedrooms and the office. The 8-guest price, which is on request only, converts the office into a bedroom with two single beds and is suitable only for two under 18-year-olds.
- The glorious gardens include steps and partly terraced levels.

Terms & Conditions

- Security deposit: €2500 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection. Cash is also accepted but it will be refunded by bank transfer as above.
- Arrival time: 4pm - 6pm
- Departure time: 10am
- Energy costs included?: Yes.
- Linen & towels included?: Yes. Mid-stay linen change included for stays of two weeks or more.
- End of stay cleaning included?: Yes and maid service mid-week. Mid-stay clean included for stays of two weeks or more. 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.
- Heating costs included?: Yes.
- Pool opening dates?: Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Pool heating charge?: No. The pool is heated June to September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool towels included?: Yes.
- Changeover day: Saturday.
- Minimum stay: 7 nights.
- Pets welcome?: No.
- Smoking Allowed?: No.
- Other Ts and Cs: A cot and highchair are available on request.
- Other Ts and Cs: An 8-person price is available on request only - this rate includes two single folding beds in the office, suitable for under 18s only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.