

Villa De La Madone

Region: Grasse Sleeps: 10

Overview

Sip your coffee as you gaze out towards the Mediterranean from the upper terrace of this spectacular villa in the Côte d'Azur hinterland, close to Grasse and only 20km from the glamour of Cannes and the French Riviera.

A beautiful contemporary holiday home, Villa de la Madone offers five modern en suite bedrooms including two master doubles on the first floor, both 40m² each with sliding doors opening out to a wonderful terrace with distant sea views. Downstairs, the open-plan living and dining space is elegant as well as welcoming and you can step right out to the gorgeous terrace for al-fresco dining with family and friends.

Experience the French charm of the Mediterranean inspired garden with palms and terraces of olive trees as well as rustic stone steps. The stylish swimming pool is glorious or find a picturesque spot on a bench with your espresso and soak up the ambiance of the lovely gardens with summer lavender, agapanthus and roses.

This is a brilliant setting for exploring the Côte d'Azur hinterland, its traditional villages and the French Riviera coastline. It's a leisurely stroll or short drive to the local shops including a *boulangerie*, just over a kilometre away, and there's a delightful little market on a Monday morning. The most energetic can potter up to the old village and explore the narrow lanes passing flower-filled houses, admiring the vistas from the very top.

Appreciate the fragrances of nearby Grasse, the perfume capital of France only 6km away, enjoy lunch in gorgeous villages such as Cabris and Gourdon, then experience the atmospheric Friday morning market in Valbonne. Art-lovers will adore Mougins and Saint-Paul-de-Vence's Fondation Maeght whilst keen hikers can discover several trails across this region from the waterfalls of Saut du Loup to the forests around Lac de Saint-Cassien.

Spend the day in Cannes or Antibes, explore the Côte d'Azur by boat and enjoy the beachside restaurants and watersports of the French Riviera. Return to your stunning holiday abode for a glass of chilled local *rosé* on one of your picturesque terraces in such wonderful surroundings.



Facilities

Modern • **Recommended** • **Exclusive** • Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Sauna/Steam • Heating • Cot(s) • High Chair(s) • Seaview • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Go-Karting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • RWC-Nice

Interior & Grounds

Villa Interiors

Main Floor

- Open-plan lounge and dining area with doors opening to terrace
- Open-plan kitchen area, well-equipped
- 2 x bedrooms with double beds and en suite bathrooms
- Living area (for the two bedrooms) with double sofa-bed

Studio (accessed separately)

- Bedroom with double bed and en suite bathroom

First Floor

- 2 x master bedrooms (40m2 each) with double bed, walk-in dressing area/office space and en suite bathroom. Doors to upper balcony (25m2 each)

Most of the bath/shower rooms are open plan to the bedrooms

Outside Grounds

- Salt-water swimming pool (14x7m) with pool safety alarm. Open approximately May to October
- Outdoor shower
- Pool house with bathroom and fitness room
- Al-fresco dining terrace
- Gas barbecue
- Gardens (terraced levels and with steps/slopes)
- Covered parking (2 cars)
- Parking area (8 cars)

Facilities

- Wi-Fi
- Heating
- Smart TV with Netflix
- Sauna



Location & Local Information

Villa de la Madone enjoys a fantastic location in the Alpes-Maritimes department of southern France, in the Côte d'Azur hinterland close to the gorgeous town of Grasse and around 20km from Cannes and the beaches of the French Riviera.

In a partly residential setting with distant sea views, you can walk to the boulangerie, café and some shops just under 1.5km away as well as a small Monday morning market. The closest village (1.5km) is up on the hill – wander along the narrow lanes, pass flower-filled houses and climb the many steps where the views are wonderful.

In the other direction, there's a supermarket 1.3km away and a handful of restaurants in the next local village (2.5km), a picturesque place dotted with olive trees, old stone houses, a 19th century fountain as well as a pretty church and belltower.

Grasse is 7km by car, a 17th century market town famed for its perfume heritage - big names such as Galimard, Molinard and Fragonard have studios or museums in and around the town. Explore the historic centre, experience the authentic charm of its medieval lanes, admire the morning flower market and enjoy a coffee on a café terrace.

Valbonne (8km) is another atmospheric market town, especially on a Friday morning when stalls showcasing a wealth of Provençal and Mediterranean products gather around Place des Arcades. The nearby village of Opio (4km) is also a gem, especially for olive-oil lovers, whilst a little further you can reach perched villages such as Cabris (13km), Spéracèdes (15km) and Fayence (33km). Not forgetting Gourdon, a twisty 10km drive further inland, where you be rewarded with the most sensational views.

Hikers will adore the many routes around Gourdon, Le Bar-sur-Loup and the waterfalls of Saut du Loup or discover some lovely trails around Valbonne, either through the Parc de la Valmasque or along the Brague river. Lac de Saint-Cassien is just over half an hour away, another spectacular setting for hikes, mountain biking and other outdoor adventures alongside summer water-based activities.

Art lovers will appreciate the proximity of the idyllic villages of St Paul de Vence and Vence, both within 20km and home to modern art exhibitions at the Fondation Maeght as well as Matisse's Chapelle du Rosaire.

The French Riviera also awaits whether pottering around the old lanes of Antibes (22km), being mesmerised by the beauty of Cap d'Antibes, dining out



in the beachside restaurants of Juan-les-Pins (24km) or soaking up the glamour of Cannes (20km). Boat trips are a great way to explore the Côte d'Azur and you could even visit the very beautiful Lérins Islands.

Local Amenities

Nearest Airport	Nice (26km)
Nearest Train Station	Gare de Grasse (8km)
Nearest Shop	Bakery (1.2km)
Nearest Restaurant	Dotted around local area (1.5-2.5km)
Nearest Village	Small hilltop village (1.5km)
Nearest Supermarket	(1.3km)
Nearest Town	Grasse (7km)
Nearest Beach	In and around Cannes (20km)
Nearest City	Cannes/Nice (20km/31km)
Nearest Golf	Golf Grande Bastide (5km)

What we love

- The two master bedrooms are brilliant with their stylish and spacious interiors and large terraces with spectacular Mediterranean and hillside views
- The vast gardens are wonderful with an inviting pool, ample space for al-fresco dining and so many beautiful trees and plants
- It's a leisurely stroll to the local *boulangerie* and weekly market or you could potter up the hill to the old village with its wonderful views
- Close to Grasse, it's a brilliant location for visiting traditional villages, hiking through glorious landscapes or driving down to the beaches of Cannes, Antibes and the French Riviera

What you should know...

- It's worth noting that the beautiful grounds are terraced with steps and different levels – children will need to be supervised.
- As you can see from the photos, some of the bath/shower rooms are open plan to the bedrooms.
- You can stroll to some local amenities, but a car is definitely needed to be able to fully explore the region.

Terms & Conditions

- Security deposit: €1500 charged to client's credit card as a pre-authorisation 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, changed once for stays of more than 14 nights.
- Pool towels included?: Yes.
- End of stay cleaning included?: 2023: Yes, and mid-stay clean included for stays of more than 14 nights. 2024: Extra €500, payable locally (mid-stay for stays of more than 14 nights not included). 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.
- Tax: French Visitors Tax payable locally in cash on arrival (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Pool opening dates?: The pool is open approximately May to October. 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.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Other Ts and Cs: A cot and a highchair are available on request only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.