

# Villa Balzac

Region: Cannes Sleeps: 12

## Overview

Nestled in a quiet neighbourhood on a hillside overlooking the Gulf of Napoule, this gorgeous villa provides unspoilt views of the coastline. Its location makes it easy to explore the French Riviera, a region made up of striking natural scenery, from turquoise waters and pristine beaches to dramatic mountains.

Elegantly renovated in a Mediterranean style, this villa oozes sophistication. It is spread over two floors, with abundant natural light and expansive glass sliding doors that create a seamless indoor, outdoor flow. Neutral décor, with exposed beams and brickwork, provides a stunning backdrop for contemporary furnishings and polished chrome fittings. The open living room overlooks the pool and leads into an elegant dining space adjacent to the open-plan kitchen. The en-suite bedrooms are chic and serene, providing the perfect space to unwind after a long day in the sun.

The villa's main living space seamlessly connects to a large, sunny terrace where you can make the most of the sun. Featuring a summer living room, complete with modern outdoor lighting, plus a barbecue and a plancha area, it's the perfect setting for al fresco meals while watching the sun set over the sea. The Roman-style heated pool boasts picturesque views of the Gulf of Napoule, and is surrounded by a natural stone terrace with comfortable loungers and parasols for sunbathing.

In just a ten-minute car ride, you can reach Cannes, a scenic coastal city famous for luxury living, glamorous beaches, and the renowned Cannes Film Festival. Enjoy a leisurely walk along the Promenade de la Croisette, lined with high-end boutiques and designer shops. Take a break at one of the restaurants and indulge in a meal while admiring views of the French Riviera. Don't miss a visit to the charming, historic Le Suquet district with its quaint narrow streets. Beach lovers will appreciate the many pretty beaches in Cannes, including the lively Plage de la Croisette and the quieter Plage du Midi.

Head inland for twenty minutes by car to Grasse, a town famous for its flower fields and perfume-making tradition. Take a tour of historic perfume factories like Fragonard and Galimard or create your own scent in a sensory workshop. Unwind with a meal at a hilltop restaurant boasting sweeping views.

Antibes, a delightful coastal town just forty minutes away, combines history,



culture, and natural beauty. Discover the Picasso Museum which offers a unique opportunity to explore the life and work of one of the most celebrated artists of the 20th century. With an extensive collection of paintings, sculptures, and drawings, the museum provides an insight into Picasso's artistic evolution and his influence on the art world. Explore the ancient old town, including its Roman-era buildings and walls, with a walking tour. Make the most of the Antibes' picturesque coastline, featuring turquoise waters, golden beaches, and rugged cliffs, ideal for swimming, sunbathing, and hiking.

## Facilities

Villa/House • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Pool/Snooker • Cot(s) • High Chair(s) • Parking Space • Seaview • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Paragliding • Boat Trips • RWC-Nice

# Interior & Grounds

## Villa Interiors (300m<sup>2</sup>)

- Fully-equipped open-plan kitchen including oven, grill, kettle and coffee machine, breakfast bar and living/dining room with sofas, table and chairs for 8 guests, fireplace, snooker table and doors leading out to pool area
- 5 x bedrooms with double beds and en-suite bathrooms with baths/showers and WCs
- Bedroom with double bed, en-suite bathroom with shower/bath and WC, kitchen facilities and private entrance
- Laundry room

## Outside Grounds

- Heated swimming pool
- Sun loungers and parasols
- Garden
- Patio terrace with comfortable outdoor furniture
- Al-fresco dining
- Barbecue and plancha
- Open garage for 5-6 cars
- Closed garage

## Facilities

- Wi-Fi
- Air-conditioning
- Satellite TV
- Washing machine
- Dryer
- Alarm system





## Location & Local Information

Drive around ten minutes to reach Cannes, a beautiful coastal city known for its luxury lifestyle, glamorous beaches, and the famous Cannes Film Festival. Stroll along the Promenade de la Croisette, backed by high-end boutiques and restaurants, with a backdrop of the French Riviera. Visit the historic Le Suquet district, with its charming narrow streets and old-world charm. Cannes has many beautiful beaches, including the popular Plage de la Croisette and the quieter Plage du Midi, both dotted with bars and restaurants. For a peaceful escape from the hustle and bustle of the city, take a boat tour or a day trip to nearby islands such as Sainte-Marguerite and Saint-Honorat.

Drive twenty-minutes inland to Grasse, a quaint town known for its magnificent fields of flowers and its long-standing tradition of perfume-making. For a unique experience, visit the historic perfume factories, such as Fragonard and Galimard, to learn about the art of perfumery. You can take a tour around the factories or even take part in a sensory workshop and create your own. Unwind after a busy day by enjoying a meal at one of the restaurants, with their elevated position from the hills offering incredible views.

Antibes is a charming seaside town located a forty minute drive away, offering a blend of culture, history, and natural beauty. Explore the old town, which dates back to Roman times, with its winding old buildings and ancient walls. Learn about the town's rich history by taking a walking tour through the medieval cobbled streets. The Picasso Museum is another highlight of the town, offering a glimpse into the life and work of one of the most incredible artists. Antibes is also blessed with a scenic coastline, with sparkling turquoise waters, golden beaches, and rugged cliffs that provide endless opportunities for swimming, sunbathing, and hiking.

For a lovely day trip, drive around forty-five minutes to Saint-Paul-de-Vence, a medieval village with colourful houses and cobblestone streets. Visit the famous Fondation Maeght, which houses an impressive collection of modern art, or simply relax in one of the many charming cafes and restaurants that line the main square. For those seeking a more active experience, the village is surrounded by hills and vineyards, offering ample opportunities for hiking and cycling.



## Local Amenities

Nearest Airport	<b>Nice (28km)</b>
Nearest Town	<b>Cannes (2km)</b>

Nearest Restaurant	<b>(1.5km)</b>
Nearest Bar/Pub	<b>(1.5km)</b>
Nearest Supermarket	<b>(2km)</b>
Nearest Beach	<b>(1.5km)</b>
Nearest Golf	<b>(8km)</b>

## What we love

- Tucked away on a hillside above the Gulf of Napoule, Villa Balzac boasts gorgeous views of the French Riviera
- Discover the French Riviera, a captivating region with natural landscapes from pristine beaches to awe-inspiring mountains
- Indulge in the breath-taking coastal scenery from the comfort of the outdoor seating area or while taking a dip in the heated pool
- Visit Cannes, a charming city that offers stunning beaches, a glamorous nightlife, cultural attractions, and a vibrant food scene

## What you should know...

- Please keep an eye on any little ones while you admire the views from the upstairs terrace.
- One of the bedrooms has its own kitchen and private terrace, perfect for any guests that enjoy some privacy or accompanying staff.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- During festivals and other special events taking place in Cannes, advertised rates may not apply - please contact us for a full, up to date quote.

# Terms & Conditions

- Security deposit: €5875 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: Yes. 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.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, changed once a week.
- Pool towels included?: Yes.
- Minimum stay: 14 nights in July and August. 7 nights during all other periods.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: French Visitors Tax is included.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- 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.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: A cot and highchair are available on request.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: During festivals and other special events taking place in Cannes, advertised rates may not apply - please contact us for a full, up to date quote.