

Maison Magnifique

Region: French Riviera (Cote D'Azur) **Sleeps:** 12

Overview

Welcome to a glorious retreat nestled in the heights of Cannes—a stunning two-story, six-bedroom villa that accommodates up to 12 guests, promising exceptional sea views in the heart of the French Riviera.

As you step inside, a grand foyer welcomes you, adorned with exquisite design and a subtle elegance that permeates the entire property. The ground floor unveils an expansive living area bathed in natural light, boasting plush sofas and tasteful décor, creating an inviting space for relaxation and social gatherings. Large windows frame breath-taking views of the azure sea, casting a serene ambiance throughout. Adjacent to this inviting space lies a fully equipped modern kitchen, a culinary haven for those eager to create gastronomic delights. This culinary space harmoniously blends style and functionality, featuring top-of-the-line appliances and ample counter space.

Dine in the epitome of refined living within the grand dining room, boasting panoramic views from floor-to-ceiling sliding doors of the coastline, inviting the mesmerizing beauty of the Mediterranean into your dining experience. Whether it's a lavish dinner party or a casual family meal, this space exudes sophistication and warmth, ensuring every dining occasion is elevated to an extraordinary level.

For those seeking wellness and relaxation, this villa doesn't disappoint. Step into your private sanctuary—a well-equipped gym where you can maintain your fitness regime amidst the serene surroundings. After an invigorating workout, take a dip in the spa jacuzzi, where the bubbling waters offer a rejuvenating escape. The elegant décor transcends every space, with thoughtful touches and accents that add to the villa's charm, creating an ambiance of refined relaxation and style.

The sleeping accommodation is spread over six beautifully appointed bedrooms, each a haven of comfort and sophistication. Upstairs the master suite stands out, offering not only a king-sized bed and fireplace but also a private balcony that presents a panoramic view of the Mediterranean. A further two king size rooms with en-suites and TV's complete the floor. Every bedroom exudes rest and refreshment, complete with sumptuous linens and tasteful furnishings, ensuring a restful night's sleep after a day of exploration.

Further accommodation can be found in an independent apartment, a



secluded gem featuring two air-conditioned bedrooms and a convenient kitchenette, providing privacy and convenience for guests seeking a more intimate space. In addition, a further guest apartment with king size bed, en-suite and kitchenette, makes the house perfect for large groups to come together but also find peace in their own space.

Stepping outside, the allure of the French Riviera beckons with a captivating outdoor space set within large, landscaped gardens complete with fountains and fishpond. The villa boasts a splendid terrace overlooking the shimmering sea, perfect for alfresco dining or sipping a glass of fine wine while witnessing spectacular sunsets. The highlight, however, is the enticing swimming pool—a refreshing oasis bordered by lush greenery, offering a respite from the Mediterranean sun and infinity pool style edge.

This villa is ideally positioned for enjoying all that the French Riviera has to offer; idyllic little beaches, many in wild spots, backed by the red rock that this area is so famous for. A paradise for scuba-diving or just admiring the outstanding natural scenery. Enjoy the glamour of Cannes with its long stretches of sandy beaches or drive to the Corniche d'Or, passing the incredible calanques and picturesque swimming spots such as Agay Plage, to the charming seaside resorts of Saint-Raphaël and Fréjus, even continuing as far as Saint-Tropez. Of course, there is so much more of the Côte d'Azur to discover whether it's the flower-filled village of Mougins with its gastronomic restaurants, the atmospheric market town of Valbonne or the perfume houses of beautiful Grasse.

This villa transcends the ordinary, offering an unforgettable experience where luxury, comfort, and the enchanting beauty of Cannes converge—a truly idyllic haven for your holiday escapades on the French Riviera

Facilities

Villa/House • Wellness • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • TV • Gym/Fitness Room • Home Cinema • Working Fireplace/Woodburner • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Seaview • Watersports • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interiors (500m2)

Ground Floor

- Large entrance hall
- Living room (110m2) with air-conditioning flat screen TV and Sonos sound system, opening to main terrace and summer lounge
- Open plan kitchen with air-conditioning, pantry, and doors leading to terrace
- Dining area with panoramic windows
- Private apartment with king size bed (180cm), TV, bathroom, lounge and kitchenette
- WC

First Floor

- Master bedroom with king-sized bed (200cm), air-conditioning, TV, en-suite, fireplace and large terrace
- Bedroom with king-sized bed (180cm), air-conditioning, TV, en-suite and access to terrace
- Bedroom with king-sized bed (180cm), air-conditioning, TV and en-suite

Garden Floor

- Guest apartment with kitchen, living room, 2 x bedrooms with king-sized beds, air-conditioning and en-suites
- Laundry room
- Cinema room

Outside Grounds

- Private heated swimming pool (15m x 5m) with jacuzzi
- Pool house with summer kitchen/barbecue
- Landscaped garden (4660m2) with fountains and fishpond
- Private gym and fitness room
- Summer lounge and terrace with furniture
- Garden dining furniture
- Sun loungers

Facilities

- Wi-Fi
- Air-conditioning
- Flat screen TV
- Sonos sound system



- Washing machine and dryer
- CCTV/alarm
- Hairdryer

Location & Local Information

Nestled in the prestigious heights of Cannes, our villa offers an unparalleled advantage, granting guests not just panoramic views of the azure Mediterranean but also easy access to the vibrant heart of Cannes. The elevated position provides a sense of escape and exclusivity while being mere moments away from the city's renowned attractions, chic boutiques, gourmet restaurants, and the glamorous allure of the French Riviera.

Cannes is a gem brimming with experiences that promise to dazzle and delight! Picture this: strolling along the palm-fringed Promenade de la Croisette, where the air is alive with the aroma of sea salt and possibilities. The iconic Film Festival Palace stands tall, a beacon for cinephiles and culture enthusiasts alike. Feel the allure of the red carpet where cinematic history is made, a symbol of glitz and glamour that Cannes is renowned for.

Immerse yourself in the vibrant Marché Forville, where colours burst forth from stalls laden with fresh produce, local cheeses, and aromatic spices—every corner an invitation to indulge in the region's gastronomic wonders. Visit the Suquet district and climb uphill to this charming old town and let its narrow streets lead you to panoramic views that will steal your breath away.

Explore the Musée de la Castre, where art and history merge seamlessly, showcasing an eclectic collection and offering a window into Cannes' rich heritage. For those seeking tranquillity, the Île Sainte-Marguerite beckons—an island paradise just a boat ride away, boasting crystal-clear waters and a mysterious allure, home to the infamous Man in the Iron Mask.

And let's not forget the Lérins Islands, a haven for nature lovers and history buffs alike. From pristine beaches to the vestiges of a fortified monastery, every step is a journey through time.

The adventures in Cannes are boundless—be it savouring delectable French cuisine at Michelin-starred restaurants or simply basking in the Mediterranean sun on glamorous beaches. Cannes isn't just a destination; it's an experience—a dazzling mosaic of culture, history, and unbridled charm that leaves an indelible mark on every traveller's heart.



Local Amenities

Nearest Airport	Nice Airport (24km)
Nearest Airport 2	Marseille Airport (177km)

Nearest City	(3km)
Nearest Restaurant	(2km)
Nearest Shop	Grocery shop (2km)
Nearest Golf	(3km)
Nearest Tennis	(3km)
Nearest Beach	(3km)

What we love

- Floor-to-ceiling windows reveal stunning Mediterranean vistas, inviting the beauty of Cannes into every room, creating an enchanting backdrop.
- From a private gym and spa jacuzzi to a refreshing outdoor pool, indulge in lavish comforts and leisure.
- Thoughtful décor and meticulous attention to detail adorn every corner, exuding sophistication and refined charm throughout the villa.
- Two independent apartments with king-size beds and kitchenettes offer privacy, perfect for a more secluded stay.
- A spectacular dining room with sliding doors boasts exceptional views, setting the stage for memorable gatherings amidst coastal splendour.

What you should know...

- 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.
- Prices between October and end-April are on request - please enquire for availability and pricing.
- Quiet and non-intrusive caretaker lives on-site, they will be very happy to help.
- Please note that the outside grounds are on various levels so guests should be careful, particularly young children.

Terms & Conditions

- Security deposit: The security deposit amount will be confirmed at the time of booking, please enquire for more details.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, changed weekly.
- Pets welcome?: Not allowed.
- Changeover day: Saturday. All other changeover days on request.
- 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.
- Smoking Allowed?: Not allowed.
- Minimum stay: 7 nights. All other durations on request.
- Pool heating charge?: Extra charge based on meter readings, payable locally. Price varies depending on the season (approx €400 per week). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: French Visitors Tax is included.
- 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: A premium will be applied for festivals and special events in the region - please ask for a quote.
- Other Ts and Cs: Prices between October and end-April are on request - please enquire for availability and pricing.
- Other Ts and Cs: Quiet and non-intrusive caretaker lives on-site, they will be very happy to help.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: A cot and high chair available on request.
- 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.