

# Maison Modernisme

Region: French Riviera (Cote D'Azur) Sleeps: 10

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## Overview



Welcome to your slice of paradise nestled in the picturesque hills of Cannes! This stunning 5-bedroom villa is your ticket to a comfortable getaway, where every moment will become a cherished memory of time away together, accommodating up to ten guests.

A sleek and modern living room has floor to ceiling doors that open to the glittering pool and terrace to allow the warm breeze in. Dinners can be whipped up in the fully equipped kitchen that opens to a ten-seater dining table where you can enjoy your meals with a view, or step out to the sofas on the terrace to enjoy an aperitif.

Feeling active? The villa's private gym is your haven for invigorating workouts, all while being surrounded by the stunning backdrop of the Mediterranean. Movie buffs and entertainment aficionados, rejoice! The cinema room is your go-to for a cosy movie night experience. Sink into plush seating, dim the lights, and lose yourself in your favourite films. Or why not head to the wine tasting room and cellar to sample some of the regions finest vintage wines?

As day transitions to night, retire to one of the five sumptuously designed en-suite bedrooms. Each room is a haven of rest and relaxation, offering plush comforts and, of course, those incredible views to wake up to every morning. Three ground floor rooms open to the pool and terrace allowing you to roll straight from bed and awake with a refreshing dip, whilst the first-floor rooms benefit from a large terrace where you can enjoy your morning coffee on a sun lounger taking in the view. The master suite on this floor has its own lounge area for extra privacy and relaxation.

Get ready to be mesmerised by the sweeping panoramic views of the sparkling sea and the enchanting Lérins islands. Picture yourself lounging on the terrace, soaking up the sun's warmth while being treated to an ever-changing canvas of vibrant colours painting the sky. Your private oasis comes complete with a dreamy swimming pool, accompanied by a relaxing jacuzzi. Dive in for a refreshing swim or simply unwind by the poolside, taking in the mesmerizing vistas that stretch out before you.

This villa isn't just a place to stay; it's an experience—an escape where modern elegance meets unparalleled beauty. Get ready to immerse yourself in the ultimate lifestyle of Cannes and create unforgettable memories.

## Facilities

Villa/House • Wow Factor • Instagrammable • Modern • 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 • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Lift • Gym/Fitness Room • Wine Cellar • Home Cinema • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Parking Space • Garage • Seaview • Wine Tasting • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Living room with flat screen TV, sound system, chimney and large L shaped sofa (seating at least 10 guests), opening to garden and swimming pool terrace
- Fully equipped open plan kitchen with professional gas hob and oven, microwave, dishwasher, mini-cellar, ten-seater dining table and sea view
- Back kitchen with independent access
- 2 x bedrooms with queen-sized bed (160cm) with TV, en-suite bathroom, independent shower and WC, with terrace and swimming pool access and dressing area
- Bedroom with queen-sized bed (180cm) with TV, en-suite bathroom ensuite bathroom, independent shower and WC, with terrace and swimming pool access and dressing area
- Guest toilet and dressing area

### First Floor

- Master bedroom with king-sized bed (180cm), TV, lounge area, en-suite bathroom and large terrace with sea view
- Bedroom with queen-sized bed (160cm), TV, small office, en-suite bathroom, dressing area and terrace

### Lower Floor

- Wine cellar
- Wine tasting room with TV
- Cold room
- Cinema room
- Laundry room (2 washing machines and dryers)
- Garage (3 cars)

## Outside Grounds

- Private heated swimming pool with jacuzzi and sun loungers
- Pool house
- Summer kitchen
- 2 outdoor showers
- Bar with stools
- Barbecue
- Gated parking (3 cars)
- Outside parking (10 cars)

## Facilities



- Wi-Fi
- Air-conditioning
- Flat screen TV
- Sound system
- Fitness room
- Lift
- Security system, CCTV and alarm
- Safe
- Washing machine and dryer

## Location & Local Information

Nestled in the hills of glamorous Cannes, this property boasts close proximity to a myriad of engaging activities. The vibrant city centre beckons a short 10-minute drive away, offering a plethora of upscale shopping, dining, and cultural experiences. Guests can immerse themselves in cinematic history with a visit to the iconic Film Festival Palace that stands tall, a beacon for cinephiles and culture enthusiasts alike.

Explore the historical allure of the Old Town, merely 15 minutes from the residence. 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.

Golf enthusiasts can access the esteemed Royal Mougins Golf Club within a convenient 20-minute drive. Positioned strategically, this property provides effortless access to a diverse array of attractions and recreational opportunities, ensuring a dynamic and enriching stay for all guests.

Explore the Musée de la Castre (fifteen minutes' drive) where art and history merge seamlessly, showcasing an eclectic collection and offering a window into Cannes' rich heritage. Take the twenty-minute boat ride from Cannes to Île Sainte-Marguerite—an island paradise, boasting crystal-clear waters and a mysterious allure, home to the infamous Man in the Iron Mask.

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	<b>Nice Airport (24km)</b>
Nearest Airport 2	<b>Marseille Airport (177km)</b>
Nearest City	<b>Cannes (5km)</b>
Nearest Restaurant	<b>(3km)</b>



Nearest Shop	<b>Grocery shop (3km)</b>
Nearest Golf	<b>Cannes Mougins Golf Country Club (8km)</b>
Nearest Tennis	<b>(3km)</b>
Nearest Beach	<b>(5km)</b>

## What we love

- Panoramic vistas of the azure sea and Lérins islands enchant from the terrace, creating a captivating backdrop for relaxation and unforgettable moments.
- A dreamy swimming pool with a jacuzzi offers a serene escape, perfect for indulgent sun-soaked afternoons.
- The exclusive gym boasts top-notch equipment against a backdrop of Mediterranean splendour.
- Each bedroom opens to an outdoor space allowing guests to step out into the warm sunshine with their morning coffee.

## What you should know...

- The caretaker of the property lives in a separate building on the grounds.
- 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 April are on request - please enquire for availability and pricing.



# 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.
- 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.
- 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?: Outside only.
- 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: Prices between October and April are on request - please enquire for availability and pricing.
- Other Ts and Cs: Security Deposits will be confirmed shortly after confirmation of booking.
- Other Ts and Cs: A premium will be applied for festivals and special events in the region - please ask for a quote.