

Maison Americaine

Region: French Riviera (Cote D'Azur) **Sleeps:** 26

Overview



Set within the prestigious Super Cannes area, this exceptional 13-bedroom property embodies contemporary comfort, commanding an unparalleled view of the azure Cannes Bay. A testament to architectural brilliance, this estate seamlessly blends sophisticated design with sweeping coastal vistas and exceptional amenities from swimming pool, fitness room and tennis court.

Upon arrival, guests are welcomed into an extravagant triple reception room. Marked by sleek lines and expansive glass panels, this space effortlessly brings the mesmerizing seascape indoors. Adjoining it, an expansive garden terrace offers a stunning setting for outdoor gatherings, overlooking the shimmering Mediterranean waters.

Catering to culinary enthusiasts, the property boasts not one but two kitchens. A thoughtfully designed guest kitchen accommodates casual dining, while a semi-professional kitchen is a culinary haven equipped with top-tier appliances, perfect for elevating any dining experience. An elegant fourteen-seater dining room offers meals with a view, to be enjoyed as the sun sets over the horizon.

Entertainment options abound throughout the estate. Get competitive in the billiard room, blow off some steam in the fully equipped fitness room, complete with a sauna, or pay homage to Cannes cinematic history with a movie night in the property's plush cinema room.

Each bedroom offers its own shimmering sea view. Combining modern elegance and sleek design the sleeping accommodation comprises of two exceptional suites with dressing rooms and complete bathrooms on the higher level and a further eight guest bedrooms on the garden level with en-suite shower or bath, a pool house private double room with en-suite bathroom and stunning private terrace and a further two double bedrooms with en-suites and separate access on the lower level. A staff quarters holds five further bedrooms each with en-suite bathrooms, private kitchen and dining room.

Outdoors, the property unveils an oasis of indulgence. A sprawling pool surrounded by manicured gardens invites relaxation under the Mediterranean sun. Adjacent, a lavish pool house stands ready for leisurely afternoons by the water's edge. Tennis aficionados will relish the private court, offering matches against the backdrop of the stunning coastal panorama.

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 property transcends the ordinary, offering a comprehensive experience that merges contemporary elegance with lavish amenities. With two car entrances, elevator access to all levels and space to park twelve cars, the property is crafted for those seeking the pinnacle of opulence.

Facilities

Villa/House • Wow Factor • Wellness • Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • All Bedrooms En-Suite • Tennis Court • TV • Wheelchair Access • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Indoor Games • Pool/Snooker • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Garage • Seaview • Watersports • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interior (2000m2)

Ground Floor

- Main entrance and elevator for all levels
- Reception room opening onto a large terrace with beautiful sea view and garden access
- Fully-equipped guest kitchen
- Semi-professional kitchen
- Dining room with fourteen-seater table
- Double guest WCs

First Floor

- Independent access and entrance
- 2 x master suites with dressing rooms and ensuite bathrooms

Garden Level

- 3 x bedrooms with double-sized beds (160cm) and ensuite shower and WC
- Bedroom with double-sized bed (160cm), garden access and ensuite bathroom and WC
- 2 x bedrooms with double-sized beds (160cm), garden access, dressing room and ensuite shower and WC
- 2 x double bedrooms with outside access only and ensuite shower and WC
- Wine cellar

Lower Level

- 2 x double bedrooms with independent entrance and ensuite shower and WC
- Fitness room with sauna and shower room
- Cinema Room
- Billiard room
- Laundry room

Pool House Level (with independent access)

- Double bedroom with private bathroom and private terrace
- Shower room and independent WC

Staff Area

- 5 x bedrooms with ensuite shower and WC
- Kitchen
- Dining room



Outside Grounds

- Private swimming pool with sun loungers
- Landscaped gardens (13750m2)
- Summer kitchen, barbecue and large table
- Summer lounge and terrace
- Tennis court
- Garage (12 cars)

Facilities

- Wi-Fi
- Air-conditioning
- TV
- Disabled access
- Lift
- Sauna
- CCTV/alarm

Location & Local Information

Nestled in the esteemed Super Cannes, this property boasts close proximity to a myriad of engaging activities. The vibrant city centre of Cannes 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 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. For those seeking tranquility, 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	Nice Airport (23km)
Nearest Airport 2	Toulon Hyères Airport (127km)
Nearest City	Cannes (5km)
Nearest Restaurant	(4km)



Nearest Shop	Grocery shop (3km)
Nearest Golf	(6km)
Nearest Tennis	(3km)
Nearest Beach	(5km)

What we love

- Mesmerising vistas of Cannes Bay from an expansive terrace and triple reception room, seamlessly blending indoor and outdoor living
- Dual kitchens offer a guest kitchen for casual dining and a semi-professional kitchen equipped with top-tier appliances for culinary enthusiasts
- A spectacular dining room with sliding doors boasts exceptional views, setting the stage for memorable gatherings amidst coastal splendour
- Indulge in the amenities including a billiard room, fitness area with sauna, plush cinema room, and a sprawling pool with a pool house

What you should know...

- Manicured gardens and outdoor spaces might have uneven terrain, necessitating careful navigation to avoid tripping or stumbling hazards for guests exploring the grounds.
- A lift provides disabled access throughout.
- Prices between November and February are on request – please enquire for availability and pricing.
- 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.
- Please note that staff will be staying onsite.

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.
- 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.
- 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.
- 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.
- Other Ts and Cs: Please note that staff will be staying onsite in the separate staff apartment.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- 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 high chair available on request.
- 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 November and February are on request – please enquire for availability and pricing.