

# Maison Perle

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

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## Overview

There is a certain charm at Maison Perle, an elegant French Riviera villa with a beautiful swimming pool and just a few steps from the sea at Cap d'Antibes.

Dating back to the early 20th century yet recently renovated, gaze at the idyllic sea views from your grand terrace with a glass of Côtes de Provence in hand, soaking up the historic character of this graceful residence. The traditional lounge and dining area has French windows leading to the main terrace, as does the well-equipped kitchen-diner. Upstairs you will find three air-conditioned bedrooms, all with sea views and ensuite bathrooms, including the master king-size double with its pretty balcony.

Walking down the steps, come across three further bedrooms in two separate annexes, each with an independent entrance. Once again featuring air-conditioning and private bathrooms, guests can also expect characterful interiors in picturesque surroundings. From the two garden bedrooms, it's lovely to be able to sit out by the olive trees or wander through the cacti, jasmine, citrus and fig trees to play a game of pétanque.

The swimming pool terrace is also wonderful with sun loungers, parasols and views towards the sea. When it's time to dip your toes in the sea, stroll out your gated grounds and within a couple of minutes you will be facing the coastline and it's rocky shores. Just a little further on foot are two sandy bays and a small handful of summer restaurants.

Continue on towards the heart of historic Antibes, around 2.5km away, with its warren of medieval lanes, cafes, restaurants, Provençal market and Picasso museum. In the other direction is Cap d'Antibes' beautiful Plage de la Garoupe so loved by the likes of Hemingway and Picasso, also the start of the incredible coastal hiking trail, Le Sentier de Tire-Poil.

Cannes, Nice and Monaco as well as the Côte d'Azur hinterland are all brilliant trips out. Enjoy lunch at a gastronomic restaurant in flower-filled Mougins, potter around the art studios of Biot, visit the Friday morning market in Valbonne and enjoy a walk along Cannes' iconic boulevard, La Croisette. You could even venture as far as the Italian border around an hour away or you may prefer to simply stay closer to home, appreciating the ambience of Maison Perle and its timeless splendour.



## Facilities

Villa/House • Private Pool • Child-Safe Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • Walk to Restaurant • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Microwave • Coffee Machine • All Bedrooms En-Suite • TV • Outdoor Games • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## Maison Interiors

### Ground Floor

- Living and dining room with fireplace, TV and doors leading to main terrace
- Kitchen-diner, fully-equipped including fridge, freezer, kettle, toaster, Nespresso machine, microwave, gas hob and door leading to terrace
- Guest WC

### First Floor

- Master bedroom with double bed (180x200cm), balcony, sea-view, air-conditioning and ensuite bathroom with bath, shower and WC
- Bedroom with double bed (160x200cm), sea-view, air-conditioning and ensuite bathroom with shower and WC
- Bedroom with twin beds (90x190cm each, can be joined as a double), sea-view, air-conditioning and ensuite bathroom with shower and WC
- Separate WC

### Garden Level Annexe (independent access)

- Bedroom with twin beds (90x190cm each, can be joined as a double), fan, air-conditioning, sea-view and ensuite bathroom with bath, bidet and WC
- Bedroom with twin beds (90x190cm each), mezzanine and library (1.56m high ceiling) with single sofa-bed, sea-view, air-conditioning and ensuite bathroom with shower and WC

### Separate Annexe (independent access)

- Bedroom (17m<sup>2</sup>) with double bed (160x200cm), balcony, sea-view, air-conditioning and ensuite bathroom with shower and separate WC

*Some of the ensembles are open-plan to the bedroom.*

## Outside Grounds

- Swimming pool (10x6m, depth: 1.8m) with safety barrier
- Poolside terrace with sun beds and parasols (accessed via steps from main ground floor terrace)
- Outdoor shower
- Main terrace with sea-view, electric sun awning and al-fresco dining and lounge area
- Barbecue/electric plancha
- Pétanque
- Terraced grounds with sea-view (different levels and steps)



- Outdoor laundry room
- Parking for 2-3 cars
- Electric gate

**Facilities**

- Wi-Fi
- Air-conditioning
- Fan
- TV
- Alarm
- Ironing facilities
- Washing machine and dryer

## Location & Local Information

Maison Perle is in Cap d'Antibes just a few steps from the sea, 2.5km from the heart of historic Antibes. It is around half an hour by car from Nice Airport or if arriving by train then the direct TGV service from Paris Gare de Lyon to Antibes takes just over five hours.

Set in a residential area with close neighbours, walk out of your gated grounds, down the small road and within a few seconds you will be by the rocky coast. Walking in the direction towards Antibes, you will reach a pretty sandy bay within 700m whilst the iconic Plage de la Garoupe (2km) is about half an hour on foot in the other direction. Discover nearby restaurants (seasonal opening) within walking distance or a short drive.

Historic Antibes (2.5km) is a short drive away or you could walk along the coastal road in just over half an hour. The charming citadel is home to a warren of medieval lanes with restaurants, bars, cafes, little shops, a Provençal market and the Picasso museum. As you explore the alleyways and come across the city ramparts, the sea views will take your breath away.

Juan-les-Pins (2.5km) is also within easy reach, a chic seaside resort loved by Parisians in the height of the summer with its glorious beaches and beachside restaurants as well as seasonal watersports and boat trips.

Keen walkers will adore the Cap d'Antibes' coastal hiking trail, Le Sentier de Tire-Poil, where you are rewarded with the most stunning views passing hidden coves and rugged shores at the southernmost end of the peninsula, starting near Plage de la Garoupe.

Another jewel of the French Riviera is Cannes (13km), easily reached by car or train (from Antibes or Juan-les-Pins), home to palm-fringed beaches, high-end boutiques, bars and restaurants, a vast marina and of course Le Palais des Festivals at the end of La Croisette, one of France's most famous boulevards.

If you are hoping to be able to explore the Côte d'Azur's hinterland, perhaps start off in Picasso's beloved Mougins (19km), famed for its art galleries and gastronomic restaurants, or admire the views from artistic Biot (10km). Historic Valbonne (20km) hosts one of the region's best Provençal markets on a Friday morning whilst Grasse (28km), the perfume capital of France, is just over half an hour away by car.

A little further afield, the idyllic hilltop towns of St Paul de Vence and Vence are both incredible, as of course is the grand French Riviera city of Nice (25km). The most adventurous could even continue east towards Monaco



(46km), passing gems such as Villefranche-sur-Mer (33km) and the perched village of Èze (50km), or even as far as the Italian border. Ventimiglia (70km) is just over an hour by car with its huge Friday morning market, the largest in Italy!

## Local Amenities

Nearest Airport	<b>Nice Airport (23km)</b>
Nearest Train Station	<b>Gare d'Antibes (3km)</b>
Nearest Restaurant	<b>Restaurant by the sea - seasonal opening (Within 500m)</b>
Nearest Beach	<b>Rocky ledge (Within 100m)</b>
Nearest Town	<b>Antibes (2.5km)</b>
Nearest Supermarket	<b>(2km)</b>
Nearest Golf	<b>(7.5km)</b>
Nearest City	<b>Cannes/Nice (13km/25km)</b>

## What we love

- This early 20th century villa on Cap d'Antibes exudes French charm with glorious views towards the Mediterranean
- Within seconds you can reach a little rocky beach whilst a pretty sandy bay is just a little further on foot.
- Explore characterful Antibes with its warren of medieval lanes, old ramparts and incredible sea views.
- So many gems of the French Riviera are within easy reach from glamorous Cannes to the beautiful Côte d'Azur hinterland.

## What you should know...

- There are three bedrooms in the main part of the house and three bedrooms across two annexes, each with independent access.
- Air-conditioning is featured in all of the bedrooms.
- Guests need to be able to manage steps across the charming terraced grounds.
- Please note that there is an additional sofa bed in one of the twin bedrooms, for an extra guest or family member.
- 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.

# Terms & Conditions

- Security deposit: €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to 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.
- Linen & towels included?: Yes.
- Pets welcome?: On request only and with prior agreement with the owner.
- 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?: Extra €450, payable locally. This is for a standard changeover clean. 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 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: Air-conditioning is featured in the bedrooms only.
- Tax: French Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- Pool towels included?: Yes.
- Other Ts and Cs: Guests are required to sign a pool waiver on arrival.
- Other Ts and Cs: There are three bedrooms in the main part of the house and three bedrooms across two annexes, each with independent access.
- Other Ts and Cs: Please note that there is an additional sofa bed in one of the twin bedrooms, for an extra guest or family member.