

# Villa Caspian

Region: Cannes Sleeps: 8

## Overview

In a quiet residential area of the coveted enclave of Cap d'Antibes, this exquisite 4-bedroom villa offers coastal elegance and Mediterranean allure, promising an indulgent escape set against the stunning backdrop of the French Riviera.

As you step into this thoughtfully designed residence, you're greeted by elegance and modern sophistication. The expansive living spaces, adorned with tasteful furnishings, seamlessly blend indoor-outdoor living, inviting you to immerse yourself in the breathtaking surroundings.

With pops of colour and modern fittings, the comfortable living room offers a space to relax with drinks in the evening whilst a fully equipped kitchen boasts a large dining table with comfortable banquette for lively meals together.

The master bedroom, a pinnacle of comfort, boasts a private terrace with sweeping panoramic views of the azure waters. The three additional bedrooms are each complete with en-suite bathrooms.

The focal point of this retreat is the infinity swimming pool. Surrounded by sun-loungers and meticulously designed gardens, this outdoor space provides an idyllic setting for al fresco dining, entertaining guests, or simply basking in the Mediterranean sun in absolute privacy.

Beyond its architectural splendour and lavish amenities, this villa in Cap d'Antibes offers an opportunity to immerse yourself in the unique lifestyle of the French Riviera. Conveniently located near renowned destinations like Cannes and Nice, guests can explore the cultural scenes, world-class dining, and upscale shopping the region has to offer.

Whether it's wandering through the historic streets of Antibes, visiting the iconic film festival in Cannes, or enjoying the artistic charm of Saint-Paul-de-Vence, Villa Caspian allows you to create cherished memories in one of the world's most coveted coastal destinations.



## Facilities

Villa/House • Private Pool • Child-Safe Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • Laptop Friendly Workspace • Washing Machine • Tumble Dryer • All Bedrooms En-Suite • TV • Parking Space • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors 420m<sup>2</sup> (different levels)

### Ground Floor

- Entrance hall
- Living room/TV room
- Large office/study

### First Floor

- Large master suite with private bathroom, WC and dressing area
- Private terrace with sea view

### Garden Level

- 3x double bedrooms with en-suite bathrooms
- Fully-equipped kitchen
- Laundry room
- Staff quarter bedroom, shower, WC and small kitchen

### Outside Grounds

- Infinity swimming pool and sun loungers
- Landscaped garden
- Outdoor bathroom
- Parking for 3 cars

### Facilities

- Wi-Fi
- Air-conditioning
- Flat-screen TV
- CCTV/Alarm system
- Washing machine and dryer



## Location & Local Information

Situated within the prestigious locale of Cap d'Antibes, this stunning villa enjoys an enviable position along the French Riviera, offering a blend of exclusivity, natural beauty, and convenient access to various attractions.

Perched majestically overlooking the Mediterranean, the villa is ideally located in close proximity to several points of interest. Just a short distance away, guests can explore the renowned Garoupe Beach, famous for its crystal-clear waters and pristine sandy shores. This coastal haven invites leisurely days of sunbathing, swimming, or water sports amidst a picturesque backdrop.

For those seeking cultural immersion, the historic town of Antibes is merely a few kilometres away. This charming town exudes a timeless allure with its cobblestone streets, vibrant markets, and the iconic Picasso Museum, showcasing an impressive collection of artworks by the legendary artist.

Travellers keen on exploring the glamour of the French Riviera can venture to Cannes, situated approximately 15 kilometres from the villa. Famous for its international film festival, Cannes offers a glamorous ambiance with its luxury boutiques, upscale restaurants, and the iconic Boulevard de la Croisette.

Explore the historical allure of Cannes Old Town, merely half an hour drive away 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. Whilst there, why not visit the Musée de la Castre, where art and history come together to showcase an eclectic collection and offer a window into Cannes' rich heritage.

Additionally, the vibrant city of Nice, renowned for its Promenade des Anglais and its historic Old Town, is within easy reach, located about 30 kilometres away. This bustling city promises a blend of Mediterranean charm and cosmopolitan vibrancy, making it a must-visit destination.

All in all, this villa's prime position in Cap d'Antibes not only provides breathtaking views of the Mediterranean but also offers convenient access to a myriad of attractions, ensuring a memorable and diverse experience for every guest.



## Local Amenities

Nearest Airport	<b>Nice (21km)</b>
Nearest Airport 2	<b>Toulon (138km)</b>

Nearest Train Station	<b>Gare Juan-les-Pins (1km)</b>
Nearest Restaurant	<b>Juan-les-Pins (750m)</b>
Nearest Supermarket	<b>Juan-les-Pins (750m)</b>
Nearest Beach	<b>Small local beach (300m)</b>
Nearest Town	<b>Antibes (2.5km)</b>
Nearest City	<b>Cannes/Nice (10km/25km)</b>
Nearest Golf	<b>Golf de Biot (7km)</b>
Nearest Tennis	<b>Tennis Club Antibes Juan Les Pins (3.8km)</b>

## What we love

- An expansive private terrace in the master suite offers sweeping Mediterranean views and captivating sunsets
- A mesmerising infinity pool surrounded by landscaped gardens allows for luxurious outdoor lounging
- Local shops, restaurants and bars are within short walking distance from the villa
- Easy access to the region's finest beaches, culture, and culinary delights

## What you should know...

- Prices between October and April are on request - please enquire for availability and pricing.
- There is an additional bedroom and bathroom if guests wish to bring any staff.
- Take care on the open floating stairs around the living room fire, especially children, who should be supervised.
- 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.
- 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: The security deposit amount will be confirmed at the time of booking.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Minimum stay: 14 nights. All other durations on request.
- 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- 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.
- 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.
- Tax: French Visitors Tax is included.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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