

# Villa Aurore

Region: French Riviera (Cote D'Azur) Sleeps: 16

## Overview

Villa Aurore stands as a spacious and cutting-edge residence, perched on a vantage point that provides breathtaking views of the Mediterranean Sea. Nestled in a lush, leafy enclave just 4km from the vibrant centre of Cannes, this ultra-modern home unfolds over two meticulously designed floors, ensuring a luxurious and comfortable retreat.

The first floor serves as the heart of the home, strategically positioned to maximize the panoramic sea and garden vistas. An expansive, open-plan living and dining space welcomes with contemporary furnishings, including plush sofas, chic armchairs, and a striking dining table accommodating 12. The elegant monochrome colour palette, accentuated by soft browns in the artwork and furnishings, creates a sophisticated ambiance. The fully-fitted kitchen seamlessly integrates into this communal space, allowing socialisation while you cook and prepare drinks.

Bedrooms are thoughtfully distributed across both floors. On the ground floor, two double bedrooms boast lovely en-suite bathrooms. The first floor is tailored for families and children, featuring a sprawling bedroom with a double bed, freestanding bath, and a dedicated kids' corner complete with a bunk bed and en-suite shower room. Another room offers a double bed and three single beds with an en-suite bathroom, while a children's room boasts a bunk bed and an additional single bed. For those seeking an active lifestyle, a fully-equipped gym awaits on the ground floor.

Outdoors, the first-floor terraces invite you to revel in sea views, while the tiered garden unfolds below. The private, heated swimming pool occupies one level, providing an idyllic setting for leisurely afternoon swims. Day beds, sun loungers, and dining spaces dot the garden, creating a seamless connection between the interior and exterior, ensuring that every moment at Villa Aurore is one of both opulence.

When you wish to see more of your surroundings, you will find protected forests and parks on your doorstep. Guests can also easily reach the nearest beaches and the bustling centre of Cannes, each under 5km away.



## Facilities

Villa/House • Modern • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Washing Machine • Coffee Machine • TV • Gym/Fitness Room • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Parking Space • Seaview • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Go-Karting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Surfing • Paragliding • Boat Trips



# Interior & Grounds

## Villa Interior

### *Ground Floor*

- 2 x bedrooms with double-sized bed and en-suite bathroom with shower, sink and WC
- Laundry room
- Gym

### *First Floor*

- Living and dining room with sea views balcony, sofas, armchairs, TV and dining table seating 12
- Fully-fitted kitchen with breakfast bar, oven, hob, fridge freezer, wine cellar, kettle and coffee machine
- Bedroom with double-sized bed, kids corner with bunk bed, freestanding bath and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed, kids corner with three single beds and en-suite bathroom with shower, sink and WC
- Bedroom with bunk bed and single bed
- 2 x guest WCs

## Outside Grounds

- Private heated swimming pool (12m x 5.5m)
- Outdoor beds
- Al-fresco dining area
- Sun loungers
- Outdoor shower
- Built in sofas
- Outdoor parking for 3 vehicles, 2 additional covered parking places

## Facilities

- Wi-Fi
- Air-conditioning
- Central heating
- TVs
- CCTV
- Fitness equipment
- Washing machine
- Iron and ironing board
- Hairdryers



## Location & Local Information

Embarking on a holiday to the Croix des Gardes neighbourhood of Cannes unveils an exquisite blend of upscale living, natural beauty, and the allure of the French Riviera. Nestled in a leafy enclave, this area offers a perfect balance of relaxation and accessibility to the vibrant heart of Cannes and the nearby pristine beaches.

The centrepiece of this idyllic neighbourhood is the Croix des Gardes nature park, an expansive green haven near your residence. Immerse yourself in the lush surroundings as you embark on leisurely walks along well-maintained trails. The park's verdant landscapes provide an ideal backdrop for picnics, allowing you to unwind amidst the gentle rustling of leaves and the fragrance of pine trees. Nature enthusiasts will find solace in the diverse flora and fauna that call this park home.

A mere 3km away lies Plage du Midi, the nearest sandy beach, perfect for sun-seekers. The golden sands and azure waters provide a picturesque setting for a day of relaxation or seaside activities. Whether basking in the Mediterranean sun or partaking in water sports, Plage du Midi encapsulates the quintessential French Riviera beach experience.

The centre of Cannes itself, is just 4km away from Villa Aurore and beckons with its array of high-end eateries, bars, and shops. The renowned Boulevard de la Croisette, fringed with palm trees, hosts a parade of luxury boutiques showcasing the latest in haute couture. Indulge in gourmet dining at Michelin-starred restaurants, where culinary artistry meets the freshest local ingredients. The nightlife is equally captivating, with chic bars and clubs lining the coast, offering a sophisticated atmosphere for evening entertainment.

A must-visit during your stay is the historic Villa Rothschild in Cannes. This opulent estate, surrounded by manicured gardens and fountains, provides a glimpse into the grandeur of the French Riviera's past. Explore the villa's elegant interiors and stroll through the meticulously landscaped grounds, where a blend of French and English garden designs creates a lovely place for a day trip.



For those seeking a day of adventure, consider taking boat trips to Saint Tropez or Monaco. Sail along the azure waters of the Mediterranean, discovering the charm of Saint Tropez's marinas or the opulence of Monaco's casinos and palaces. These day trips add a touch of glamour and variety to your holiday, showcasing the diverse experiences of the Riviera.

### Local Amenities

Nearest Airport	<b>Nice (28km)</b>
Nearest Airport 2	<b>Toulon Hyères (124km)</b>
Nearest Town/City	<b>Cannes (4km)</b>
Nearest Restaurant	<b>(2km)</b>
Nearest Bar/Pub	<b>(2km)</b>
Nearest Golf	<b>(4km)</b>
Nearest Tennis	<b>(3km)</b>
Nearest Train Station	<b>Le Bosquet (2km)</b>
Nearest Beach	<b>(3km)</b>
Nearest Supermarket	<b>(2km)</b>
Nearest Train Station	<b>Le Bosquet (2km)</b>

## What we love

- Villa Aurore is a fully-renovated home, sitting in a leafy neighbourhood near to Cannes
- Set over two floors, this ultra-modern house can sleep up to 16 guests
- Outdoors, a stunning tiered garden awaits you; out here there is a private swimming pool and a dining space with panoramic sea views
- The villa offers a wonderful location as the centre of Cannes and the nearest beaches are under 5km away!

## What you should know...

- As the house is so near to Cannes, guests should be aware that there are neighbouring homes and amenities, so the house is not secluded
- There will be a caretaker on site
- Some of the bedrooms of the home are set up to accommodate families together in one room, with children's beds in kid's corners

# 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.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- 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, changed weekly.
- 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- Tax: French Visitors Tax is included.
- 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 highchair are available on request.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- 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: Please note that eight of the beds are suitable for children only, four of which are bunk beds. Please refer to the 'Features' tab for full details.
- Other Ts and Cs: Prices between October and end-April are on request – please enquire for availability and pricing.
- Other Ts and Cs: Please note there will be a caretaker on site.
- 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.