

# Virtus

Region: French Riviera (Cote D'Azur) Sleeps: 8

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## Overview

Ideally located in the exclusive enclave of Mougins, Virtus is an exceptional contemporary villa that offers a true haven of sophistication and comfort. Situated in a quiet and residential area, the 300m<sup>2</sup> property stands proudly on a sprawling 1500m<sup>2</sup>, adorned with a meticulously manicured garden, a sun-kissed terrace, and a tempting heated pool within the confines of a private and secure domain.

As you step into the villa, the ground floor unfolds with a sense of grandeur, featuring a light and luxurious decor, and stylish, high-end furnishings. A capacious living room with sumptuous sofas, a modern fireplace and a flatscreen TV, seamlessly connects to an expansive dining area, while the open-plan kitchen, a culinary masterpiece, beckons enthusiasts to indulge in gastronomic delights. A thoughtfully designed bedroom with an attached shower room exudes comfort, while a dedicated gym corner invites residents to stay active and fit. The pièce de résistance on this level is the luxurious sauna/hammam, a retreat for relaxation, complemented by an adjoining shower - pure bliss!

Ascending to the first floor, the master bedroom, a sanctuary of indulgence, boasts a lavish bathroom, a large shower, a spacious dressing room, and a cinema screen for private entertainment. A kid's bedroom with an ensuite shower is adorned with playful charm, while a fully equipped music room resonates with creativity. The fourth bedroom, with its own ensuite shower room, provides an additional haven of comfort and privacy.

Virtus is not just a residence; it's an experience. The amenities are as impressive as the design, featuring a heated pool that invites residents to swim under the azure sky, a refrigerated wine cellar, and a secure garage for peace of mind. Other noteworthy features include a laundry room, air conditioning for climate control and a barbecue for al-fresco dining.

Step outside and explore the beauty of the region. Mougins is not only famous for its eclectic art scene, but also for its variety of fantastic restaurants, from fine dining to traditional Niçoise and Provençal cuisine; there's something for everybody at Virtus!



## Facilities

Villa/House • Instagrammable • Modern • Wellness • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Laptop Friendly Workspace • BBQ • Coffee Machine • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds • Garage • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors (300m<sup>2</sup>)

### Ground Floor

- Open kitchen with central island/breakfast bar and additional seating, integrated ovens, American-style fridge-freezer, hob, refrigerated wine cellar
- Dining area with table and chairs
- Lounge space with sofas, fireplace and TV
- Reading area with seating and stocked bookshelves
- Fully-equipped gym corner with sliding doors onto the terrace
- Sauna/hammam with shower
- Bedroom with ensuite shower room

### First Floor

- Master bedroom with ensuite shower room, dressing room and cinema screen
- Kids' bedroom with ensuite shower room
- Fully-equipped music room
- Bedroom with ensuite shower room

## Outdoor Grounds (1500m<sup>2</sup>)

- Private heated pool
- Covered al-fresco dining terrace with table and chairs seating 8
- Barbecue
- Sun loungers
- Parasols
- Garage

## Facilities

- Wi-Fi
- Air-conditioning
- Laundry facilities
- Security alarm/CCTV



## Location & Local Information

In the heart of the French Riviera, this enchanting villa in Mougins enjoys a location that epitomises the perfect blend of relaxation and accessibility. Situated in a quiet and residential area, Virtus offers a retreat from the hustle and bustle while still being conveniently close to a plethora of amenities and attractions.

Mougins itself is a charming village that has earned its reputation as an artists' haven, drawing inspiration from its picturesque landscapes and historic ambiance. Strolling through the narrow cobbled streets, one encounters quaint boutiques, art galleries, and inviting cafes, creating an atmosphere that invites leisurely exploration. The proximity to Cannes, just a short drive away, adds a touch of glamour with its renowned film festivals, upscale shopping on La Croisette, and vibrant nightlife.

For those inclined towards culinary indulgence, Mougins boasts a culinary scene that is nothing short of extraordinary. The village is dotted with Michelin-starred restaurants, each offering a gastronomic journey that celebrates the rich flavours of Provence. Whether it's a quaint boulangerie for morning croissants or a gourmet dining experience in the evening, Mougins caters to every palate.

The villa's location becomes even more appealing for outdoor enthusiasts, with the scenic beauty of the surrounding countryside providing an ideal backdrop for activities like hiking and cycling. The nearby beaches offer sun-soaked shores and the azure waters of the Mediterranean, providing a refreshing escape for beach lovers.

Moreover, the villa's private and secured domain ensures a sense of exclusivity and peace of mind. It's not just a residence; it's a gateway to a lifestyle that seamlessly combines relaxation with the vibrant offerings of the French Riviera. In every direction, whether it's the cultural allure of Mougins, the glitz of Cannes, or the natural beauty of the landscapes, Virtus' location is a tapestry woven with the threads of luxury, convenience, and the quintessential charm of the French Riviera.

## Local Amenities

Nearest Airport	<b>Nice Côte d'Azur (22km)</b>
Nearest Airport 2	<b>Toulon Hyères (128km)</b>



Nearest Village	<b>Mougins (3.5km)</b>
Nearest Town/City	<b>Antibes (15km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Supermarket	<b>(4km)</b>
Nearest Beach	<b>Plage du Midi (7km)</b>
Nearest Golf	<b>(3km)</b>

## What we love

- Sit back and relax in the spacious and modern layout of Virtus, allowing every guest their own space and privacy.
- Enjoy making use of the villa's incredible amenities that include a gym corner, sauna and music room - there's something for everyone!
- With the villa's prime location, you can enjoy the vibrancy of Mougins and nearby towns, whilst at the same time taking time for yourself by the pool. Mougins itself is a charming village infamous for its art.

## What you should know...

- One of the four bedrooms is a kid's bedroom. Virtus is ideal for six adults and two children.
- Please note that published rates are valid from July to September only. All other periods are on request only - please enquire for full availability and prices.
- 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, 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.
- 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Tax: French Visitors Tax included in rental price.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- Other Ts and Cs: Please note that published rates are valid from July to September only. All other periods are on request only - please enquire for full availability and prices.
- Other Ts and Cs: A cot and high chair can be provided free of charge, 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.
- 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: Weddings, stag/hen parties and other celebrations are not allowed.
- 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.
- Other Ts and Cs: One of the four bedrooms is a kid's bedroom. Virtus is ideal for 6 adults and 2 children.