

# Villa La Lavande

**Region:** Cote d'Azur | Chateauneuf-Grasse

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 4



## Overview

Stunning villa with private heated swimming pool 15m x 5m, 5 terraces and sea view from 2 of the bedrooms. Internet Access. Golf nearby. 4 bedrooms / 4 bathrooms. Sleeps 8. JULY and AUGUST Saturday to Saturday changeover days only but outside of these 2 months non-Saturday changeovers will be at the owner's discretion.

LONG TERM RENTALS considered out of high season. Please enquire.

## Description

Villa La Lavande is a beautifully spacious villa, with accommodation over two floors, four bedrooms (2 master suites and 2 guest rooms), four bathrooms/shower rooms, as well as a 1,280m<sup>2</sup> garden boasting 27 olive trees, which are over 300 years old.

This villa has lots of character and is beautifully decorated, with stone floors throughout the property that help keep the villa cool and welcoming during the hot summer months. With five separate terrace areas, and a huge 48m<sup>2</sup> "auto covered" terrace and outside eating area which overlooks the swimming pool and offering a sea view, you will want to eat every meal out here.

There are four bedrooms, two of which offer incredible sea views.

The Master bedroom has a double bed, an en-suite bathroom, sea views and direct access to the swimming pool.

The second bedroom is a twin, and has an en-suite bathroom with a private loo.

The third bedroom is a double, with an en-suite bathroom, direct access to the swimming pool and a stunning view.

The fourth and final bedroom is a twin with an en-suite bathroom, and also has direct access to the swimming pool.

The kitchen is fully equipped with an oven and hobs, a microwave, a fridge/freezer, a dishwasher and a double sink. There is a utility room with a washing machine, tumble dryer, iron and ironing board.

There is a large living/dining room offering seating for 6 located in the living area, and a dining table for 8. There is a downstairs living room, a 55" Plasma TV with Sky and Freeview Box, Wifi, a sofa and seating for 5, and a log wood burner.

For those of you who want to party in Cannes and Juan Les Pins (or take the owner's boat to St Tropez - 45 mins), but want to have a retreat within easy reach of the hot-spots, then this is the place to be. Although on the Cote d'Azur you could just as easily be in the oh-so-quiet area of the Dordogne.

NB: The villa is not really within walking distance of the town as the lane to the house is steep. It's about 5 minutes by car into Valbonne and 2-3 minutes to the nearest big supermarket.

## OUTSIDE

Undercover terrace area.

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Additional terrace.

The pool is heated (28-30° May-Oct) and there is an outside pool shower room (hot water) adjacent to the pool.

Garden.

Parking.

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## Layout

### Bedrooms:

Master bedroom, double, en suite, sea views, direct access to pool

Bedroom 2, twin, en suite, private loo

Bedroom 3, double, en-suite, sea views, direct access to pool

Bedroom 4, twin, en-suite, direct access to pool

### Bathrooms:

Master - en-suite, bath, Italian walk in shower, WC

Bedroom 2, en-suite, bath, Italian walk in shower, WC

Bedroom 3, en-suite, bath, Italian walk in shower, WC

Bedroom 4, en-suite, Italian walk in shower, WC

### Kitchen:

Cooker

Microwave

Fridge

Freezer

Double Sink

### Utility Room:

Washing machine

Dryer

### Living Rooms:

Upstairs diner and living room

Dining table for 8

Seating for six in living area

### Other:

Downstairs Living Room

Log Wood Burner

55" Plasma TV with Sky and Freeview Box

WiFi

Sofa and seating for 5

## More Info

Linen and towels included.

Clean at start and end included.

This property is extremely tastefully decorated and furnished throughout to a very high standard. Visited by our team and highly recommended.

It's very quiet, far from the crowds, beautiful and real "French France".

You can hear the cicadas while sipping your locally-produced rosé on the terrace and you can feel the light breeze from the hills. The view from the back bedroom upstairs has light and views over Grasse.

The pool has a salt system and the PH is regulated automatically. A pool manager looks after the pool and pops in 1-2 times per week to check for leaves and clean the pool.

In addition, the villa would make a fantastic winter/Christmas venue with central heating and a wonderful wood burner.

There are great ski resorts within a 1.75 hour drive like ISOLA 2000 and Auron. Gréolières sur Neiges, another resort, is only 45 mins from Chateauneuf. Well worth the trip to see the snow EVEN if you don't ski.

If you were feeling very energetic you could stop off at Gourdon on the way for a bit of go-carting on the largest outdoor track in Europe. The go-carts are ready for you in ten minutes. Then, when you come down from the mountains, 20 mins away you could have a great meal at Restaurant Le Boucanier with 20 degrees of sun on your back in December.

## Features

- Featured
- WiFi Internet
- Satellite TV
- Easy Walk to Beach
- Easy Walk to Shops
- Heatable Pool
- Winter Heating
- Golf Course Nearby
- Watersports Nearby
- Sea View
- Saltwater Pool

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Cleaning/Towels/Linen/Maid service:

Linen and towels included.

Clean at start and end

And if you come home cold after a brave winter dip in the sea, be assured of lashings of hot water with TWO hot water tanks of 300L. One in the roof, and one downstairs. And you have 3 bath/shower rooms to choose from.

Amenities/Facilities:

Pool Heating, Private Pool, Parking, Garden.

Dishwasher, Fridge, Fridge/Freezer, Hob/Stove, Iron, Microwave, Oven, Tumble Dryer, Washing Machine.

Central Heating, Internet Access, Room Fans, Telephone, TV.

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## Location

12 mins from the ancient Village of Mougins with its world-renowned 5\* restaurants - and just six minutes from the Valbonne Square - the place to be on Friday or Saturday night. You have boulangeries just minutes away; with Carrefour Supermarket 3 minutes from your electric gates! 22 minutes and you can be by the sea.

Cannes 12.5 mi, 25 mins

Théoule-sur-Mer - 18.0 mi, 32 mins

La Napoule 15.0 mi, 22 mins

Golfe Juan, 13.4 mi, 29 mins

Juan-les-Pins, Antibes, 13.5 mi, 29 mins

Cap d'Antibes, Antibes, 15.6 38 mins

Villefranche-sur-Mer, France 24.4 mi, 49 mins

Beaulieu-sur-Mer, 26.3 mi, 55 mins

Monaco 34.1 mi, 55 mins

Cap Ferrat, Saint-Jean-Cap-Ferrat, 27.4 mi, 58 mins

For Seaside Towns and Villages see Coast / Beaches above

Opio 1.3mi, 4mins

Grasse 2.7 mi, 7 mins

Valbonne 3.9 mi, 9 mins

Mougins Village 6.8mi, 11 min

Mougins School, Avenue Maurice Donat, Mougins 6.9 mi, 12 min

Tourette-sur-Loup 10.4 mi, 24 min

Cap-d'Ail 33.1 mi, 49 mins

Ventimiglia, Province of Imperia, Italy 45.7 mi, 58 mins ( Market of Friday a must!!)

San Remo, Province of Imperia, Italy 54.4 mi, 1 hour 05 mins

Golf

Golf de la Grande Bastide - The Grande Bastide golf course is one of the Côte d'Azur's most famous. Magnificent views of Grasse, Opio, and Châteauneuf de Grasse a short "roll" down the hill. 1.9 km, 4 mins



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Golfe d'Opio Valbonne. The Golf Club of Opio Valbonne is one of the jewels in the crown of the Riviera. 18-hole course amidst the sea and the mountains, at the heart of a magnificent domain. 7.5 km, 9 mins

Golf de St. Donat 270 Route de Cannes, 06130 Grasse, France 4.9 km S

Victoria Golf Club Chemin du Val Martin, 06560 Valbonne, France 6.3 km SE

Golf du Claux-Amic 1 Route des 3 Ponts, 06130 Grasse, France 7.1 km W

Golf de Cannes-Mougins 175 Avenue du Golf, 06250 Mougins, France 8.7 km SE

Royal Mougins Golf Club In the heart of a Provençal forest, 11.6 km, 21 mins

Old Course Cannes Mandelieu Route Du Golf 06210 Mandelieu-la-Napoule, France 16 km S

Airport near Nice Côte d'Azur Airport, Nice 16.7 mi, 27 mins

Nîmes-Alès-Camargue-Cévennes Airport 160 mi, 2 hours 27 mins

Cuneo Levaldigi Airport, Savigliano, Province of Cuneo, Italy 112 mi, 2 hours 30 mins (can be used when Nice is busy)

Cannes - Mandelieu Airport, Cannes la Bocca, CCI N°1 - F, 06150, France 25.4 km, 23 mins

## Skiing

It's a great base in the Winter where you can drive up to the mountains in France (and Italy!) and come back in the evening - and then have the Sun on your back the next lunchtime at 22 degrees!

Gréolières-les-Neiges Ski Resort 39.0 km, 50 min

La Colmiane, 06420 Valdeblore, France 89 km NE 91.6 km, 1 hour 30 mins M2205

Valberg 101 km, 1 hour 40 mins D28

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Isola 2000, Isola, France 111 km, 1 hours 55 mins M2205

Limone Piemonte, Province of Cuneo, (Italy) Winter makes Limone unique and fascinating. Majestic snow-capped mountains, thanks to the historical center which kept intact its features alpine, stone-paved streets, numerous local where you can taste the local specialities and typical dishes of Occitan Culture, Limone makes your stay unforgettable. Over 100 km of trails, paths and snow.

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## Photos





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