

# Villa Leona

**Region:** Cote d'Azur

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 5

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## Overview

Gorgeous villa with lovely panoramic views in Plascassier, near Valbonne. 6 bedrooms, 5 bathrooms, sleeps 12. Large grounds with private pool and summer kitchen, table tennis, trampoline, tree house and a football pitch. Walking distance to the village. Air conditioning in five bedrooms. Two-week bookings preferred in July and August but please ask in case the owners can be flexible on this.

## Description

Gorgeous holiday villa near the medieval village of Valbonne. Ideal for a large family group or friends.

Great property for families with children and friends. Activities for children include tree house, table tennis, trampoline, football pitch and pool. The villa has terraces on the upper floor and main floor which allow for plenty of privacy with a large group.

Guardian lives on site various times throughout the year, especially July and August maintaining the pool, garden and changeovers.

Quiet hilltop setting with lovely views. Privacy as neighbouring properties are large.

The lounge opens up to a large covered terrace well equipped to enjoy outdoor living with amazing views day and night. It has satellite TV, DVD, WIFI and stereo.

The kitchen is amazing, very large and with superb equipment including 2 ovens, 2 dishwashers, 2 sinks, large fridge and freezer, gas hob and microwave.

There are 6 bedrooms in all. On the ground floor, there are 2 super-king rooms. One has a shower room and WC for its own use, the other has a bath, shower and WC for its own use. On the first floor, there are 4 bedrooms. One has two singles which can zip-link into a super-king and is an en-suite, Second bedroom is a double with access to the outside terrace. The third room has a super king with access to the terrace. The 4th room is a queen-size with en-suite, and access to the terrace. There are 5 bath/shower rooms and 3 separate WCs. Two of the shower rooms are en-suite.

Laundry facilities on the first floor with large washing machine, dryer, iron.

The outdoor terrace on the ground level is equipped with large BBQ, outdoor sink & fridge.

There is also a small equipped media room on the first floor including a coffee and tea bar. This room opens onto the large upper terrace which has stunning views.

The grounds are over 7000 sq.m equipped with table tennis, trampoline, tree house and a football pitch.

Peaceful and quiet location, yet conveniently located near a supermarket, bakery and all other necessities.

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## **OUTSIDE**

Great family property with a tree house, football pitch, trampoline, and table tennis.

Large terraces with stunning panoramic views, located next to the pool and house.

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## Layout

Bedrooms:

First floor.

Bdrm 1: dbl bed, terrace- view. AC.

Bdrm 2: dbl bed, terrace, sea/countryside view. AC.

Bdrm 3: Queen, terrace - view. AC.

Bdrm 4: twin beds, AC.

Ground floor.

Bdrm 5: King, view. AC

Bdrm 6: Twins or King, view.

Bathrooms:

Bathroom with shower for bedroom 1 and 2.

WC for bedroom 1 and 2.

Shower room, wc, en-suite bedroom 3.

Shower room, wc, en-suite bedroom 4.

Bathroom with shower on ground floor.

Shower room on ground floor.

2 wc rooms on ground floor.

Kitchen:

Fully equipped with fridge/freezer, 2 ovens, 2 sinks, 2 dishwashers, gas hob, and microwave.

Utility Room:

Laundry facilities on first floor with large washing machine, dryer, iron.

Living Rooms:

Lounge opens onto large covered terrace. Lounge equipped with sat. TV, dvd, WIFI and stereo.

Other:

The outdoor terrace on ground level is equipped with large bbq, outdoor sink & fridge. There is also a small equipped media room on first floor including a coffee and tea bar.

## More Info

Visited by our team.

Cleaning/Towels/Linen:

Rental includes all linens and towels. Cleaning service included at the end of each week. An additional charge will be applied if the villa is not left in a satisfactory condition. A full-time guardian lives on site.

Air Conditioning, Central Heating, Cot, Internet Access, Room Fans, Satellite, Telephone, TV.

## Features

- Aircon
- WiFi Internet
- Satellite TV
- Easy Walk to Shops
- Winter Heating
- Golf Course Nearby
- Private Pool

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This room opens onto the large upper terrace which has stunning views.

Cleaning/Towels/Linen/Maid service:

Rental includes all linens and towels. Cleaning service included at the end of each week. An additional charge will be applied if the villa is not left in a satisfactory condition.

A full time guardian lives on site.

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

Air Conditioning, Central Heating, Cot, Internet Access, Room Fans, Satellite, Telephone, TV.

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## Location

The village is about 1 km away so it is possible to walk there. All necessary amenities, such as grocery store, bakery, post and petrol are conveniently located within 2 kms

Airport of 30 minutes by car.

Beaches are 20 to 30 minutes by car.

Many golf courses nearby.

Distances

Cannes: 15kms.

Antibes: 15kms.

Monaco: 50kms.

Italy: 70kms.





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## Photos



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