

# Villa Les Galets

**Region:** Cote d'Azur | Cagnes-sur-Mer

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 5



## Overview

Villa Les Galets is a deceptively spacious, modern town house with heated pool and full air conditioning, set in a quiet residential district of Cagnes sur Mer, halfway between Nice and Cannes. You can walk to a bakery and shops from the villa, and the sea front and promenade are 800m away with a choice of restaurants and bars. Each bedroom offers space and privacy, with the lower ground floor suite also having independent access from the garden. Fully enclosed Mediterranean garden. Heatable pool. Air conditioning throughout. 4 bedrooms/5 bathrooms.

## Description

A superb property located just a 5 minutes walk from lovely Mediterranean beaches and the Côte d'Azur town of Cagnes-sur-Mer.

An ideal spot from which to discover this fantastic, vibrant area. Cagnes is situated almost midway (10 - 15 minutes either way) between Cannes and Nice. Even closer are the chic resort towns of Antibes and Juan-les-Pins.

The property sits in a quiet residential area well behind the main town. Fully renovated to a high standard throughout, the house offers spacious accommodation over three floors with 4 bedrooms, games room and large living /dining room with fully equipped kitchen. Wi-Fi internet.

This is a deceptively spacious, modern town house with heated pool and air conditioning, set in a quiet residential district of Cagnes sur Mer, halfway between Nice and Cannes. You can walk to a bakery and shops from the villa, and the sea front and promenade are less than half a mile away. Each bedroom offers space and privacy, with the lower ground floor suite also having independent access from the garden.

Cagnes sur Mer offers all the amenities of a lively seaside town and a wide variety of watersports are available here. You can hire bikes and ride along the wide seafront boulevard into the centre of Nice if you wish, or rollerblade instead, enjoying the relaxed summer atmosphere and views of the bay. The beach is pebbly, but there are plenty of sandy beaches a short drive away at Antibes (la Garoupe, for example) and at Juan les Pins.

### OUTSIDE

Enclosed Mediterranean garden with lawn, olive trees and palm trees.

PRIVATE HEATED 7.5m x 4m POOL

FULLY AIR-CONDITIONED

GAMES ROOM

Outdoor dining terrace with awning and gas BBQ. Private, fenced 7.5m x 4m swimming pool (depth 1.5m) with water jet feature and Roman steps entrance. Lawned areas. Garage for one car, additional parking for 2 further cars.

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## Layout

Sleeps 8

4 bedrooms, 1 bathroom, 4 shower rooms, 5 WCs including one in the utility room.

### GROUND FLOOR:

Entrance hall.

Living room with flat-screen TV, leather suite and Wi-Fi internet.

Dining area with table and chairs.

Doors to terrace and garden.

Kitchen with ceramic hob, American-style fridge freezer, oven, microwave and dishwasher.

Door to terrace.

Separate WC and hand basin.

Bedroom 1, king-size double with en suite shower and hand basin, plasma TV and Blu-ray DVD player.

### STAIRS TO FIRST FLOOR:

Bedroom 2, king-size double with door to exterior, private terrace, plasma TV and Blu-ray DVD player.

Separate bathroom with shower and hand basin.

Separate bathroom with WC, shower and hand basin.

Bedroom 3, king-size double, plasma TV and Blu-ray DVD player.

Separate bathroom with bath / shower and hand basin.

Separate WC.

### LOWER GROUND FLOOR:

Games room with flat-screen TV and pool table.

Separate bathroom with WC, shower and hand basin.

Washing machine, dryer.

Bedroom 4, king-size double, plasma TV and Blu-ray DVD player.

Living room.

Separate WC.

## More Info

Fully air conditioned

Heatable pool 7.5m x 4m with sun terrace and loungers.

Fully fenced for safety.

Private, off-road, gated parking.

2 cots, 2 highchairs and 2 booster seats available.

Please note: This villa is located in a quiet residential area, so no parties allowed and respect for neighbours is required at all times.

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Easy Walk to Shops
- Heatable Pool
- Golf Course Nearby
- Watersports Nearby

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## EXTERIOR:

Enclosed Mediterranean garden with lawn and olive trees and palm trees.

Shaded dining terrace with table and chairs and BBQ.

Private, heated pool (to 30°C) 7.5m x 4m with sun terrace and loungers.

Private, off-road, gated parking.

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## Location



The attractive vieille ville - Haut de Cagnes - is a pleasant place to wander and soak up the atmosphere, whilst deciding which of its appealing cafes or restaurants you might want to try for lunch or dinner. If you enjoy art you can join the tourist office's 2-hour tour around the old town, viewing reproductions of old masters on the very sites where the originals were painted. Slightly further afield is Nice, which has something for everyone, and Cannes, where you will find excellent shops and restaurants in the chic Le Suquet quarter, much of which is pedestrianised. For a change of atmosphere, time spent in the perfume city of Grasse, with its evocative old centre, would be another excellent destination.

This property is situated between Nice and Cannes, right at the heart of the Cote d'Azur! If you don't want to drive you can leave the car at the villa and walk to the shops: you can also walk to the beach and the promenade but as the pavement runs alongside a busy road and you do have to cross the motorway bridge, you may prefer to drive and park just behind the seafront, parallel to the promenade. For a fun day out you can take the train east towards Nice and Monaco (even Italy would be perfectly possible), or west to Antibes and Cannes. At Cagnes sur Mer there are lots of seafront restaurants, many of which specialize in fish caught that very morning. The old town and the castle are waiting to be discovered, and art lovers will want to visit Renoir's old home nearby.

Walk to local shops (bakery, grocery) 600m; Cagnes sur Mer village centre, beach and seafront half a mile. Nice airport 3 miles (10 minutes), Vence 6 miles, Nice (Promenade des Anglais) 7 miles, Antibes 7.5 miles, Cannes 15 miles, Grasse 20 miles, Monaco 21 miles, Ventimiglia (Italy) 41 miles. Nearest tennis court in Cagnes sur Mer 1.2 miles, golf at Biot (8 miles).

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## Photos



Kitchen 1



Kitchen 2



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Bedroom 1



Shower room 1



Bedroom 2



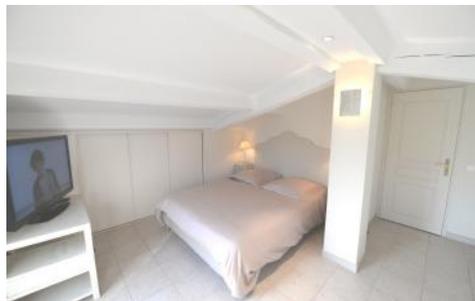
Bedroom 2



Shower room 2



Bedroom 2 mezzanine



Bedroom 3



Bedroom 3



Shower room 3

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Shower room 3



Bedroom 4



Bedroom 4



Shower room 4



Laundry room



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