

# Manoir Clementina

**Region:** Cote d'Azur

**Sleeps:** 8 **Bedrooms:** 6 **Bathrooms:** 5

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## Overview

Hidden amidst stunning hillside gardens and olive groves lies the idyllic Manoir Clementina. Located just a 15 minute stroll from the quaint and old town of Peymeinade, this luxury property is an atmospheric family holiday home, complete with a private swimming pool and breathtaking views of the surrounding valleys. With a traditional and cosy interior décor, dotted with tranquil terraces, picturesque blossoms and natural beauty, Manoir Clementina is the perfect place for a relaxing getaway. Ground floor bedroom and bathroom and wheelchair access. 8 guests including children maximum. FLEXIBLE BOOKING DATES, minimum 7 nights.

## Description

Amidst verdant hillside gardens and olive groves, just a 15 minute stroll from the quaint old town of Peymeinade lies the idyllic Manoir Clementina - an atmospheric family holiday home with a heated private swimming pool offering unique views of the surrounding valleys.

This is a much loved property offering traditionally stylish and cosy spaces inside and many tranquil terraces outside, dotted with picturesque blossoms, shrubs and lawns. The natural beauty that surrounds the property means guests will want to spend plenty of time out on the terraces using the BBQ or playing table tennis.

Manoir Clementina is perfectly located just a half hour from the coast, and there are many pretty villages to be discovered in the surrounding mountains. The glamour of the beach towns of Cannes and Antibes are a must see, and Grasse, the perfume capital of the world, is within ten minutes' drive.

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## Layout

### Ground floor:

- Entrance hall
- Large dining room
- A spacious living room opening onto a terrace
- Kitchen opening out onto a covered terrace for al fresco dining
- Study
- Laundry room
- Separate wc
- Double bedroom (140cm bed) with an en suite bathroom with a wc; this bedroom opens onto a lovely courtyard at the side of the house.

### First floor:

- 2x double bedrooms (one with a 150cm bed and the other with a 140cm bed) (one with an en suite shower room with a wc)
- Twin bedroom (80cm beds),
- Bedroom with a single bed (80cm) and a comfortable folding bed (more suitable for children)
- Bedroom with a single bed (90cm) and a pull-out bed
- Bathroom with a wc
- 2x shower rooms (one with a rain shower) and a separate wc

### Exterior:

Set in 3000sqm of beautiful well-maintained grounds, the house enjoys panoramic views of the surrounding hills towards Mandelieu. Nineteen steps lead down to the well-secured 12m x 5m swimming pool area with its pool house equipped with a summer kitchen (refrigerator, sink, barbecue, two hobs) and wc. There is an outdoor shower by the pool. There are various terraces on different levels which allow for privacy for a large group. To the front of the house is a covered terrace just outside the kitchen,

## More Info

Linen & towels included.

Pool heating out of season from £100 per week.

The house is quite cool and there are good fans in all bedrooms.

No pets, no smoking.

## Features

- Easy Walk to Shops
- Heatable Pool
- Winter Heating
- Golf Course Nearby
- Watersports Nearby
- Games Room
- Private Pool

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ideal for all meals, overlooking a lovely lawned space with views. To the right of the house is a full-size floodlit boules pitch and another terrace; from here you can climb up to further levels with terraces both equipped with tables and parasols.

The pool is heated to 28°C free of charge between mid-May and the end of August, weather permitting. Out of season an additional charge is applied.

## **Facilities:**

- Washing machine
- Dishwasher
- Dryer
- Telephone (local/incoming calls only)
- PC + WiFi
- Satellite TV (Apple TV + Humax freesat)
- UPlay
- CD player
- iPod dock
- Digital radio
- Alarm
- 2 barbecues
- Table tennis
- Boules
- Pool table (middle size)

Spacious and comfortable living room with fireplace, Apple TV, iPod dock

Bright dining room seating 8 with French doors opening upon the terrace

Secluded and tranquil study/office with PC and telephone

Traditional style kitchen with all modern amenities

Summer kitchen at the pool with refrigerator, sink, barbecue, two hobs and wc

2x bathrooms with wc

1 shower room with wc

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2x shower rooms

2x separate wcs

3x double bedrooms

1 twin bedroom

1 bedroom with 1 single bed and 1 pull-out bed

1 bedroom with 1 single bed and 1 folding bed

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## Location



Close to picturesque hill towns as well as many of the Cote d'Azur's fashionable coastal towns such as Cannes, Antibes, Nice, and La Napoule. The Italian border is half an hour away by scenic route by train or car; also there are several unspoilt islands to visit by ferry from Cannes as well as crossing the bay to St Tropez. Lac St Casien is a 20 minute drive with small boats for hire and several picnic areas and cafes. It is an idyllic spot with so many things to do [sailing, hiking, golf, galleries,etc], yet you can also stay happily at the villa with its many restful attractions without wanting to go anywhere else.

Cannes, Nice, Monaco and Saint-Tropez each have a magnetic atmosphere of their own, a frenetic glamour and a parade of beautiful people partying until dawn. Of course, the exultation of hobnobbing with the wealthy on immaculate private hotel beaches, backed by classy cafes under canvas, may be tempered by the subsequent arrival of an account that looks as if it has at least two noughts too many.

The Riviera in fact has plenty of public beaches which are just as, if not more, suitable for families, while a street or two behind the film set façade it is easy to find restaurants that are better value than almost anything back home. On any excursion to the coast by car however, arrive and depart early, to avoid the traffic jams that sometimes build up in high season later in the day. Behind this exotic shop window lies the 'arrière pays', or back-country, within easy reach of the Côte-d'Azur but far less frenetic. Some of the most popular places – Eze, Grasse, Mougins and St Paul-de-Vence – attract large numbers of summer visitors; but only a kilometer or two away are other equally delightful towns and villages, untouched by the mass tourist market. Their ancient streets have breathtaking, distant views of the sea, from houses hugging deep gorges or sheltered by rugged mountain outcrops. Provençal life continues here undisturbed and unthreatened, at its own singular pace.

### BEACHES:

- Antibes, through wall by harbour – small. Also on the Cap d'Antibes but very crowded.
- La Napoule

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- Theoule sur Mer - v good for children, maybe crowded in season.
- Agay - about 1 hr drive, but v large beach with several restaurants. Good for children.
- Lac St Cassien, through Peymeinade towards Draguignan. Left turn, well signed, at roundabout after approx 10km. Beaches, boats, bars, pedalos with slides, restaurant.

Water parks - Marineland at Antibes, Aqualand at Frejus.

CINEMA: Several in Cannes. L'Arcade specialises in English films. Every Tuesday a film in Peymeinade, at the village hall. New multiplex in Mouans-Sartoux

TENNIS: Peymeinade tennis club - 0493 66 02 88 [through Peymeinade, on left behind Carrefour]; Cabris municipal court - 0493 60 54 39



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## Photos





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