

# Villa Cocoa Flower

**Region:** Cote d'Azur

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 3



## Overview

Styled in an eclectic mix of Scandinavian, Loft and Caribbean beachside, this beautiful villa is part of Opio, but it just a short walk from the lively village of Valbonne in the Cote d'Azur. Air conditioning, table tennis, walking distance to amenities, private swimming pool and beautiful garden. 4 bedrooms/3 bathrooms sleeping up to 9 people.

If you're looking for the perfect place to stay in the Cote d'Azur, then Cocoa Flower Villa may be just what you're looking for.

## Description

Villa Cocoa Flower is a unique and stylish retreat nestled in a peaceful setting, yet conveniently located just a short stroll from the vibrant village of Valbonne. The pleasant 1.2 km walk into Valbonne winds through charming villas and olive groves, offering an ideal opportunity to explore the village's lively Friday market.

Situated 2.5km away, Opio presents a delightful array of food shops, including a Lebanese take-away, one of the best sushi restaurants in the area, and the very popular Caffé César L'initial, referenced in the Michelin Guide.

The villa itself blends newly-renovated and newly-built elements across its 230m<sup>2</sup> expanse. A spacious family room spanning 100m<sup>2</sup> serves as the heart of the villa, seamlessly integrating a kitchen area and living space. This inviting space provides direct access to the dining terrace, pool terrace, and bedroom terrace.

A distinctive fusion of Scandinavian and Loft styles creates a unique and serene atmosphere. Reflecting the owners' passion for interior design and healthy living, the villa boasts its own small herb vegetable garden, enriching meals with fresh herbs from the Mediterranean ambiance.

The 4.5m x 8.5m saltwater pool, equipped with an alarm, offers a refreshing retreat.

The entrance hall links the family room to the "night area" with three bedrooms, two bathrooms, and a small office. In the entrance hall, you will also find a separate guest toilet. The bedrooms in the "night area" feature air conditioning. The master bedroom, spanning 18m<sup>2</sup>, features a private 12m<sup>2</sup> bathroom and direct terrace access. The garden bedroom, 22m<sup>2</sup> in size, offers ample space for 2 or 3 occupants, with direct terrace access as well. The "little" bedroom, 11m<sup>2</sup>, shares a common bathroom with the larger bedroom.

Additional amenities include a small office.

The fourth bedroom, a separate studio measuring 25m<sup>2</sup>, features its own entrance, kitchenette, bathroom, and portable air conditioning.

Outdoor living revolves around the pool and dining terraces, both crafted from wood and spanning approximately 80m<sup>2</sup> each. Olive trees provide shade on the pool terrace, while a large pergola covers the dining terrace and an electric sunshade shades the bedroom terrace.

The expansive 3000m<sup>2</sup> garden offers ample space for leisure and play, with the added enchantment of fireflies in June evenings.

In the shadow of the house, there is a ping pong table for friendly matches in the evening.

Convenient parking for up to 10 cars is available, and the property is secured by an electric gate.

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## Layout

4 Bedrooms, Sleeps 9

Four bedrooms, three bathrooms and one separate guest toilet. Three of the bedrooms are in the sleeping area. The fourth bedroom is located in a separate studio, with its own entrance from the garden.

Bedroom terrace - 2 Double beds: one 140x 200 and one 160x200.

Small Bedroom - 1 Double bed of 140 x 200, Bedroom 11M<sup>2</sup> with spacious wardrobe.

Studio - 1 Sofa bed/Futon , Separate studio with small kitchen and bathroom.

Master bedroom - 1 Double Bed of 160 x 200. The master bedroom is 18m<sup>2</sup> with en suite bathroom of 12m<sup>2</sup>.

3 Bathrooms, 1 Separate WC

Bathroom 1- Toilet , Shower Enclosure , Bidet. Bathroom for the two other bedrooms in the night area.

Bathroom 2 - Toilet , Bath (no shower) , Shower Enclosure , Master bathroom en suite.

Bathroom 3 for Studio - Toilet , Shower Enclosure , Small bathroom in the studio, with shower and toilet.

Separate WC - Access to guest toilet from the entrance hall.

All bedrooms are newly built or renovated. All windows and French doors have shutters.

The bathroom has a spacious wardrobe, a toilet, a walk-in shower and a bathtub. You have direct access from this bedroom to the terraces and pool area. The 'terrace' bedroom of 22m<sup>2</sup> is also equipped with a spacious wardrobe and two doors to the terrace. This room can easily sleep two or four people with two double beds. This bedroom also has direct access to the terraces and pool area. The last bedroom of 11m<sup>2</sup> also features a large

## More Info

All bedrooms have built in air conditioning, the studio has a portable air condition.

The pool is 4.5m x 8.5 m, and is saltwater. The pool is equipped with an alarm.

The entrance of the property has easy parking spaces for up to 10 cars.

Please note that although the house is on one level, there are slight differences of level ( from the living room area to the bedroom area (3 steps up).

As there are wooden floors and terraces in and outside of the house, stiletto heels cannot be used to walk on them as they will cause damage.

There are a few older towels which can be used as pool towels as long as guests wash them and leave them to dry on departure.

From the dining terrace to the pool terrace there are also 3 steps (down).

Some UK TV.

Electric shutters throughout the livingroom kitchen area and manual shutters at bedroom windows and doors.

You will be met on arrival by the house manager.

Arrival time is from 4pm and departure by 11am.

Please note: The house has oak, non-treated wooden floors inside and outside so shoes with stiletto heels are not allowed.

Hair Dryer

Internet

Iron & Board

Linens Provided

Living Room ...

Parking ...

Towels Provided ...

Tumble Dryer ...

## Features

- Featured
- Aircon
- WiFi Internet
- Satellite TV
- Winter Heating
- Golf Course Nearby
- Saltwater Pool
- Private Pool

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wardrobe. All bedrooms have the same finishes and style.

Washing Machine

Kitchen: Coffee Maker, Dishes & Utensils, Dishwasher,

Oven, Refrigerator, Hob, Toaster

Dining Area:

Seating for up to 10 people

Cable tv

Long term lets available from 2 months September to June.

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## Location

The villa is part of Opio but is actually closer to Valbonne where you have the Friday market, which is just awesome, from 8am - 1pm.

In addition to the market on Fridays, there are several very nice restaurants, ice cream shops, bars and lovely shops for clothing and very select home-decoration items etc.

The summer evenings in Valbonne are very lively and it is very nice to spend the evening eating on the square or in the small road in the village. There are no cars allowed inside the village.

There's a huge choice of restaurants in the area, many within walking distance. The centre of Valbonne is just 1.2km away and can be easily walked along quiet roads.

You can also walk to Opio village/ shopping area. The distance is 2.5 km and you would do best to take the car. Opio village does not have cafes etc. but does have a very nice food shopping selection: butcher, bio food, Carrefour supermarket, Lebanese delicatessen, bookshop, opticians, hairdresser and dry cleaning.

Just 1km from the house, on the road towards Opio, there is a big play park with fitness gears, basketball and a running track.

500m from the house on the road towards Opio you have a very good bakery, a sushi restaurant, pizzeria and hairdresser.

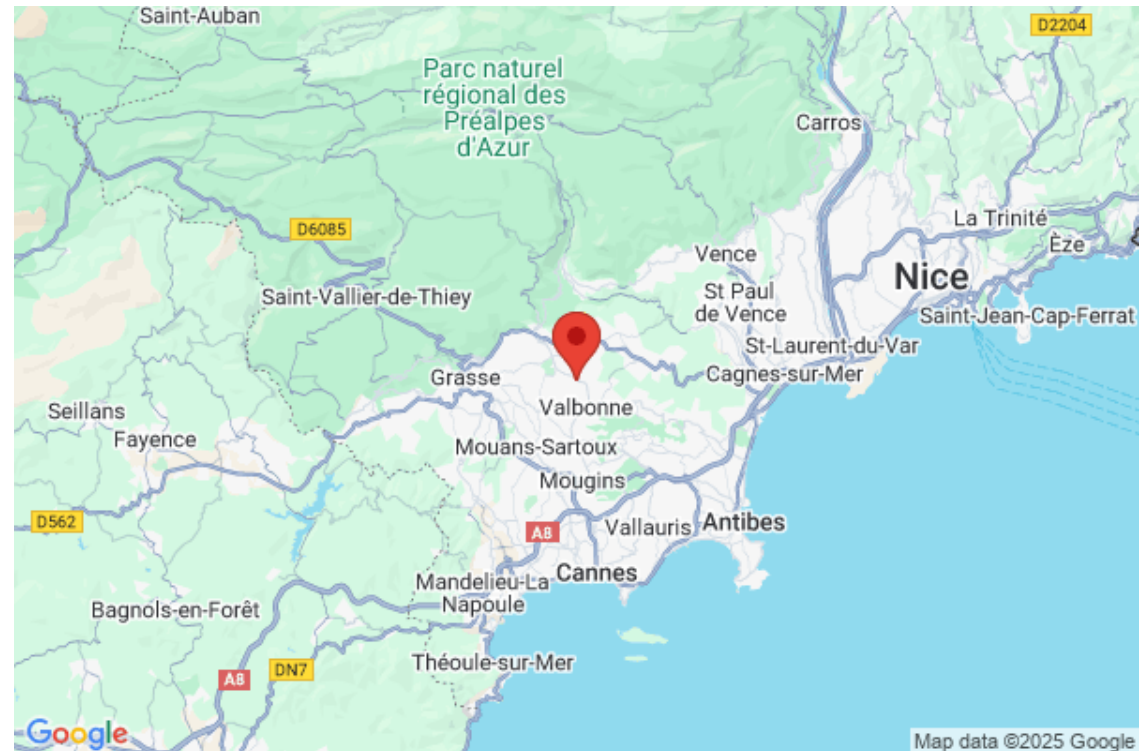
Just beyond the house, you can take a walk into a little forest where, if you keep on going (10minutes) you arrive at Club Med Opio.

Recommended restaurants in the vicinity:

In Valbonne village, 1.2km from Villa Cocoa Flower, you have several nice restaurants, Indian, Italian, Maroccan, plus several French restaurants. In the summer evenings you can walk to Valbonne village, a nice walk on quiet roads in a nice villa area.

Cafe Latin

1 Place de la Vignasse 55 Route De Grasse, 06560 Valbonne France  
French, Italian European. Super terrasse, very friendly and very good



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kitchen!

La Table by Richard Mebkhout

6 rue de la Fontaine, 06560 Valbonne France .

In Michelin guide Valbonne village Inside and outside in a walking street

Le Bistrot du Sommelier

21 rue Eugene Giraud, 06560 Valbonne France

Valbonne village Tables inside and outside in the walking street

Mainly French kitchen

L'Auberge Provencale

Place des Arcades, 06560 Valbonne France

French, Mediterranean; inside and outside: very nice situated on the square of Valbonne village

Meat & Wine

3 rue Grande, 06560 Valbonne France

French grill; Tables inside and outside in the walking streets.

Le Patio

5 B rue Alexis Julien, 06560 Valbonne France

Tapas bar Valbonne village , very cosy outdoor cocktail and tapas bar

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Opio

Caffé César L'initial

2 route de Nice, Opio, 06650, France

Cuisine moderne, Cuisine provençale

Kho Sushi ( 500m down the street) OPIO

31 Rte de Cannes, 06650 Opio

Best sushi in the area. Eat in or take out

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Recommended close to Valbonne/Opio: Within 10 minutes by car:

Lougolin

381, Route de Plascassier 06130 GRASSE

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A gourmet menu to a reasonable price on the best terrace! Very good chef!

Le Clos Saint Basile

351 avenue Saint Basile, 06250 Mougins France In Michelin guide

French Mediterranean European Vegetarian Friendly very nice place and nice food.

Restaurant in Mouratouglou tennis club

L'Emblème

3550 route des Dolines, 06410 Biot France+33 4 92 96 68 98

French kitchen

Le Temps Des Mets

900 route de Cannes, 06560 Valbonne France

French kitchen - 1km from Valbonne village

Le Manoir De L'Etang ( 15 min by car)

Aux Bois de Font-Merle 66, Allee du Manoir, 06250 Mougins France

A very charming place in a beautiful environment. Very good food.

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## Photos



dining



dining terrace



pool terrace



dining terrace



dining terrace



dining terrace



kitchen



kitchen



kitchen



kitchen



living room

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living room



living room



kitchen towards entrance



living room



master bedroom



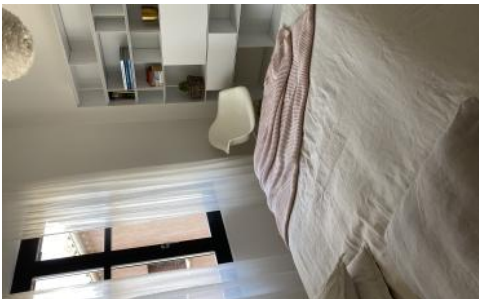
master bedroom



master bedroom



master bedroom ensuite bathroom



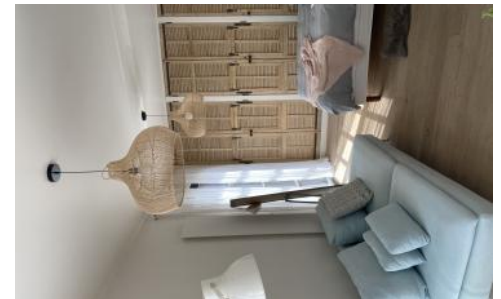
little bedroom



little bedroom



garden bedroom



garden bedroom



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garden bedroom



bathroom garden bedroom



bathroom garden bedroom



pool terrace



studio



studio



stairs to terrace from garden



entrance



dining



yellow lemon three:)