

# Villa Magagnosc

**Region:** Cote d'Azur | Magagnosc

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



## Overview

Villa Magagnosc is a luxurious villa with everything that you will need! Located between Grasse and Magagnosc, it is only a 2-10 minute walk to all amenities, and the medieval village of Grasse is only 4km away. Complete with wifi, UK satellite TV, air-conditioning and a very large and lovely garden with a private swimming pool and petanque pitch, this property is perfect for families wishing to spend a lovely holiday together whilst having their own privacy. With 4 double bedrooms and 4 bathrooms, this property ideally sleeps up to 6 people + 2 children.

## Description

Villa Magagnosc is a stunning villa built in 1926 with breathtaking views down to the Bay of Cannes and the Cap de l'Esterel. Situated in the beautiful and very famous Côte d'Azur at the foothills of the Alps, with stunning panoramic views of the Mediterranean. Magagnosc is a picturesque Provençal village only 5 minutes away from Grasse, the perfume capital of the world. This lovely property has been modernised and renovated throughout and offers a wonderful home-from-home with a charming, 1000 m<sup>2</sup> Mediterranean garden with lawns and palm and orange and fig trees.

One of the main attractions of this property is that all rooms have coastal views of the Bay of Cannes.

The accommodation is on two floors - the main ground floor has a superb, fitted kitchen opening out to the dining terrace. The dining room is next, which is close to the living room and comes complete with flat-screen TV, UK satellite channels and Wi-Fi internet throughout the property. There are two master bedrooms with ensuite bathrooms on this floor, as well as a further double room and family bathroom. There is external access to a lovely lower-ground floor suite complete with a double bedroom and en-suite bathroom and living area, making it a great place for grandparents and couples to stay. All beds are doubles, there are no single beds. The house is ideally suited to 6 adults + 2 children.

This is a lovely house in a stunning location for those looking to get away from it all and who wish to experience the beauty and scenery of the Riviera without the hustle and noise of the coast. Also perfect for golfers to enjoy many of the courses around the area.

Air conditioning in all rooms except 4th bedroom by the pool, where there is a standalone fan.

House offers approximately 200m<sup>2</sup>.

## OUTSIDE

The outside area is really beautiful, complete with a private swimming pool (10m x 5m) with a sun terrace and loungers, a large terraced garden with two shaded dining terraces. Gas barbecue. There is private garage parking.

The garden is the most impressive of all due to its size - 1000 m<sup>2</sup> Mediterranean garden with lawns and palm and orange and fig trees.

New petanque court.

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## Layout

- Living room with flat-screen TV with UK satellite channels, DVD and Wi-Fi.
- Door to terrace.
- Dining room with table and chairs.
- Fully-fitted kitchen with central island and stools, dishwasher, washing machine, oven and hob, fridge freezer and microwave.
- Sliding glass doors to terrace.

- Bedroom 1: double bed, ensuite WC, shower and hand basin. Door to garden.
- Bedroom 2: double bed, ensuite WC, bath/shower and double hand basin. Door to the terrace.
- Bedroom 3, double bed, ensuite WC, shower and hand basin.
- Separate bathroom with WC, shower and hand basin.
- LOWER GROUND FLOOR; external access to bedroom 4: double bed with living area and ensuite WC, shower and hand basin.

Kitchen: Grill, toaster, fridge and freezer, microwave, coffee maker, dishwasher, oven with 4 hobs, cooking utensils, washing machine, iron and ironing board

Other: Satellite/Cable TV, Wifi, DVD Player

## More Info

- Beach towels supplied
  - Suitable for elderly or infirm, wheelchair inaccessible, non-smoking only, pets not allowed.
- Air conditioning in all rooms except 4th bedroom by the pool, where there is a standalone fan.
- Good internet connection.

Visited by our team and very highly recommended

## Features

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

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## Location



- The property is situated in a cul-de-sac in a residential area between Grasse, Opio and Magagnosc.
- Local amenities 2 - 10 minutes walk or 1-minute drive including café bars and restaurants.
- The centre of the Medieval town of Grasse is just 4 km from the property.
- All amenities including café bars, restaurants, supermarket, specialist shops etc. Many perfumeries to visit and create your own perfume!
- The old town ('vieille ville') is large, old and extremely interesting. Tiny streets wind forever between the 17th and 18th-century buildings, up and down ancient steps, passing through arched tunnels and sometimes opening out onto large squares.
- The principal square near the top of the old town is the Place aux Aires, with a daily market of flowers and regional foods. A pretty, three-tiered fountain splashes in the centre of the flowers and arcades line one long side.
- To the South, only 15 km away, is the city of Cannes with its yachts, fine-sand beaches and luxury shopping.
- World renowned for its glitzy exterior, Cannes is also a place of great cultural heritage. On a small hill above the port of Cannes is 'le Souquet', Cannes' oldest quarter. During the 11th century this was inhabited by the monks from Îles de Lerins after their island was raided by Saracens. Watch towers now provide views over the Mediterranean.
- Whether it is glitz and glamour, shopping or culture you are looking for, you will find it all in Cannes.
- Nearby Antibes (Cap d'Antibes and Juan-les-Pins) is located on the Mediterranean coast, between Cannes and Nice. It is the third largest town on the Côte d'Azur. Its name comes from the Greek 'Antipolis' which means 'opposite' (here, facing the city of Nice).

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- This is where the very rich and the very successful gather. All amenities with many pretty squares and narrow streets. Traditional markets and pavement cafés and restaurants. Excellent nightlife. Despite its glamorous location, Antibes is relatively un-touristy. It is primarily a yachting town. Port Vauban is truly the centre of Mediterranean yachting. Worth a visit just to look at the boats on 'millionaires row'.

- Marineland is the biggest marine show in Europe with dolphins, whales and sea-lions etc. Large water-park, 'Aquasplash' with water-chutes, wave pool and further attractions. Picasso Museum with more than 50 original works.

- To the East, about a 30 minutes drive away, is Nice, with its international airport, pebble beaches and the bustle of a busy city.

- There are many golf resorts in easy reach of the house including, Golf de la Grande Bastide at 3 km, Grasse Country Club at 6 km, Golf d'Opio Valbonne at 6 km, Royal Mougins golf resort at 10 km, Club Med Opio Driving Range at 3 km, Victoria Golf Club at 8 km, Soc du Golf de Saint Donat at 6 km, Golf Club Cannes-Mougins at 7 km, Mandelieu Old Course at 16 km, Villeneuve-Loubet, Golf de St Philippe, La Closerie Golf Course, Chateau de la Begude

Distances:

Nearest AIRPORT - Nice International Airport: 20 Kilometres

Nearest FERRY - Nice: 42 Kilometres

Nearest TRAIN - Grasse: 3 Kilometres

Nearest MOTORWAY - Grasse: 4 Kilometres

Nearest BEACH - Cannes: 20 Kilometres

Nearest SKI - Greolieres les Neiges : 40 Kilometres

Nearest GOLF - Golf de la Grande Bastide : 3 Kilometres

Nearest RESTAURANT - Magagnosc: 1 Kilometres



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## Photos



Pool House



Lower Terrace



Garden



Dining Terrace



Entrance



View from terrace



Pool



Pool Terrace



View from Terrace



Lawn



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Entrance Hall



Lounge



Dining Room



Kitchen



Kitchen



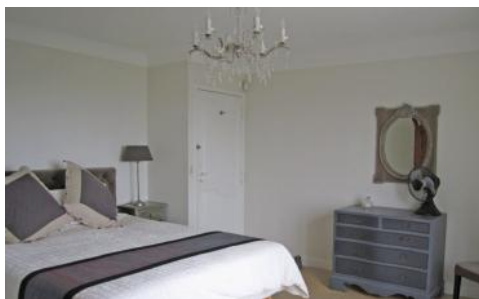
Kitchen



View from Master



Master Bedroom



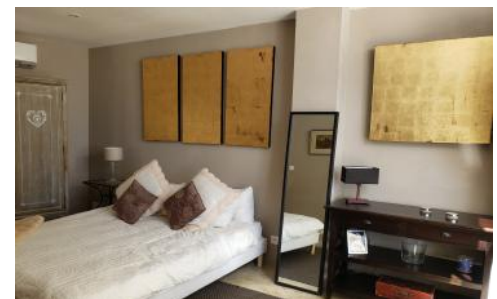
Master Bedroom



Master Ensuite



Bedroom 2



Bedroom 3

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Pool Room