

ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be

France

Mouans Sartoux

Ref FHF58



This stunning newly renovated 8 bedroom farmhouse is set in 3 acres of private grounds with panoramic views across to Grasse and the Esterel Mountains and is just a 10 minute drive from Cannes.

The magnificent grounds have also been recently re styled to provide many individual areas including 9 lawns, a rose garden with 250 roses, beautifully trimmed box hedges, a children's play area with swings, a woodland walk and the superb pool terrace with 15 x 5 metre swimming pool, summer kitchen with gas barbeque, refrigerator, shower and guest wc. Slightly behind here is also a wood burning pizza oven for the more adventurous cook.

From the parking area at the front of the house you enter through the front door into the formal dining room and from there into the kitchen/breakfast room with a 5 burner gas range, antique stone sink and American refrigerator as well as the breakfast table and chairs. A door from here leads to a shady outdoor sitting/eating area. On this level is also a study with fax and feature fireplace, the vaulted winter drawing room with fireplace and doors to the gardens and the television room with free to air satellite channels. Also on this floor is the guest cloakroom.



There are 2 individual staircases leading to the first floor where the first of the bedrooms are situated. Each bedroom has been colour coordinated in a modern Provencal style and is equipped with plenty of clothes storage space, high quality beds and a ceiling fan.

On this floor is a lovely sunny twin room with en suite bathroom with ball and claw bath, a double bedroom with it's own shower room and the master bedroom with king size bed, dressing room with built in safe and en suite bathroom with stand alone bath, separate shower and private terrace. Also on this floor is the summer sitting room with television and feature fireplace and a second fully fitted kitchen. Both of these rooms open onto the shaded rear terrace.



On the top floor are 5 further bedrooms, a double with en suite bathroom with tub and separate shower, a small double with en suite shower room, a double with en suite shower room, a children's room with twin beds and, finally, another king size room with television and DVD and bathroom with bath and rain head shower.

This is a very high quality property where attention has been paid to every detail from bed linens to glassware and cutlery to the quite superb gardens and swimming pool. This is very much a destination property and a chef and waiting staff are recommended so you can make the most of your holiday.

No. Of Bedrooms :	No. of Bathrooms :	Nearest Airport :	Nearest Town :	Nearest Beach :
8	7	Nice 30 mins	Cannes 10 minutes	Cannes