

ROYAL-VILLAS-EUROPE

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



This elegant and beautiful villa sits in 1800 square metres of private gardens, benefits from superb sea views and is within walking distance of Garoupe Beach on the south east side of the Cap. There are two sets of remote controlled gates, off road parking for two cars and a double garage.

The gardens are mainly laid to lawn with semi tropical plants and shrubs. There is a stunning 12 x 5 metre heated swimming pool with beach style entry and steps so ideal for young children, together with a separate sunken Jacuzzi. The pool is surrounded by large well furnished terraces with sun beds and a spacious seating area with sofas. There is an outside wooden dining table seating up to 14 guests so excellent for entertaining.

To the rear of the gardens is a shady seating area and *boules* court. The villa itself has full air conditioning (apart from the single bedroom), wireless internet access, satellite TV and CCTV security. The interiors are spacious and bright and furnished to a very high standard. On the ground floor there is a huge L shaped main living room with bay windows and this has two separate seating areas with feature fireplace and plasma screen television and the formal dining space. There is a fully fitted modern kitchen and separate laundry. Also at this level are a cosy single bedroom and a large double bedroom with en-suite bathroom.

On the first floor is the master bedroom with seating area and its own balcony with sea views. This has an en-suite bathroom. There is another double bedroom with en-suite shower room and a second double with en-suite shower room and private terrace overlooking the gardens. All beds can be configured as twins or 2 metre king size.

On the lower floor with an independent entrance from the garden is a further double bedroom with en-suite shower room. This is a superb family house in an excellent location with stunning views.

France

Cap d'Antibes

Ref FHF65

- 5 BEDROOMS + 1 SINGLE
- AIR CONDITIONING
- SEA VIEWS
- 12 METRE HEATED SWIMMING POOL
- WALK TO BEACH
- 10 MINUTES FROM ANTIBES OLD TOWN
- 40 MINUTES FROM NICE AIRPORT

