

ROYAL-VILLAS-EUROPE

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



Le Rouret

Ref FRV58

- 5 BEDROOMS
- SUPERB VIEWS
- HEATED SWIMMING POOL
- GYM & MUSIC ROOM
- WIFI INTERNET CONNECTION
- 30 MINUTES FROM BEACH
- 30 MINUTES FROM NICE AIRPORT

This stunning property, set in 9000sq metres of land with lawned gardens filled with Mediterranean plants and trees, has been tastefully restored and has 5 double/twin en suite bedrooms as well as a fully equipped gym and music room. It has superb views of the surrounding, peaceful countryside and views along the distant coastline from Cap d'Antibes to St Jean Cap Ferrat.

From the car parking area steps lead up to the front terrace which is furnished with comfortable seating and a covered pergola offering shade in the hot summer months. From here you can enjoy the superb countryside views. To the side of the house is a 14 x 6 metre saline, heated swimming pool with springboard and a hard cover for safety. This is surrounded by sunbathing terrace and there is a pool house with shower and cloakroom and a covered stone table with seating for al fresco dining.

Built on two levels, the entire house has wireless internet. A bright and airy, open-plan ground floor has a dining area with huge table to seat 12 and a large fully equipped kitchen with all modern amenities including 2 wine chillers and an ice machine. Adjacent to this is a pantry for storage and a laundry room.

The entire windowed wall of the dining room folds back so that it becomes part of the garden and gives the choice of eating at the dining table or under the covered terrace which also has a barbeque. On this floor is a guest cloakroom. A few stairs lead down to the sitting room with plenty of seating and this is divided into two parts; one with feature fireplace and library and the on the other side satellite television and DVD player and a BOSE Ipod system. From here French doors open onto the pergola covered terrace from where you can enjoy the superb countryside views. The first bedroom is also on this floor and has doors opening onto the side of the house. It has an en suite bathroom with freestanding bathtub and separate shower.

On the top floor are the remaining four bedrooms which have been beautifully decorated and all have ceiling fans and safes; The first bedroom with en suite bathroom with bath tub, the second bedroom with en suite shower room, the third bedroom with en suite bathroom with bath and separate shower and the Master bedroom in Provencal style with en suite bathroom including freestanding bath tub and separate shower and a dressing area. From here the corridor leads to the top terrace and joins the Master bedroom.

This beautiful property has a live-in guardian who lives in separate building next to the car park. She will clean for a total of 20 hours per week and is available upon request for shopping.

This is a beautiful location for a group of friends or family to spend a holiday.

