

ROYAL-VILLAS-EUROPE

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



France

Theoule sur Mer

Ref FRV70

- 5 BEDROOMS
- 11 METRE HEATED POOL
- INTERNET ACCESS
- FULLY AIR CONDITIONED
- SHARED TENNIS COURT
- SUPERB SEA VIEWS
- 35 MINUTES FROM NICE AIRPORT

This stunning Provencal villa in a gated Domaine sits in an elevated position offering breathtaking sea and mountain views. It has stylishly decorated and furnished interiors and plenty of outside space including 4 separate terraces on different levels, a swimming pool with pool house and a shared tennis court. This is a lovely villa for a family or group of friends who can enjoy the delights of being in a peaceful location but only a 10-minute drive from the Croisette in Cannes.

There are a total of 5 main bedrooms on different levels. You enter the villa on the upper floor landing and to your right and up a few steps is the master bedroom suite with sea views, two bathrooms and a study/sitting room which opens onto the rear garden.

On the ground floor level is the fully fitted kitchen with doors opening onto a terrace with table and chairs for outside dining. The kitchen area has a central island/breakfast bar with black and gold marble work tops and an adjacent dining area. The living room with its beamed ceilings is furnished with cream leather sofas and has a feature fireplace and plasma satellite television. Doors lead onto a partly covered terrace with comfortable seating area and superb sea views. On this same floor is a guest bathroom and 3 bedrooms ; two twin/double bedrooms both with balcony and en suite bathrooms, one with bath tub and separate shower and the other with shower. There is also a double bedroom with en suite bathroom with bath tub and shower and a terrace overlooking the pool area.

The fifth bedroom is on the lower level where there is also a fully equipped laundry room. The spacious double bedroom with sitting room and sliding doors opens onto a terrace. It has its own huge bathroom with double Jacuzzi bath tub and walk-in shower.

The beautifully landscaped gardens have palm and olive trees including an impressive water feature by the swimming pool area. The 11 x 5 metre heated swimming pool is equipped with an alarm and is surrounded by sunbathing terraces and an outside shower. There is a summer kitchen area with bar and barbeque and a huge circular dining table with chairs. The grounds are very spacious with two separate lawned areas ideal for children.

The villa is just 10 minutes from La Croisette with its sandy beaches and a superb selection of restaurants, bars and shops and there is also the option to charter the owners Princess V65 motor yacht with captain.

