

ROYAL-VILLAS-EUROPE

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



France

Cap d'Antibes

Ref FRV71

- 6 BEDROOMS
- SWIMMING POOL
- INTERNET ACCESS
- FULLY AIR CONDITIONED
- 5 MINUTES FROM SANDY BEACHES
- 25-30 MINUTES FROM NICE AIRPORT

This beautiful Belle Epoque villa built on three levels is in the heart of Cap d'Antibes and just five minutes from the sandy beaches. It has 6 spacious bedrooms all with en suite bathrooms and high quality furnishings. The pretty gardens are fully enclosed with perimeter alarm and include a swimming pool with a small lawned area ideal for young children to play.

An imposing staircase leads up to the main entrance where there is a spacious and bright reception area with baby grand piano and chaises longue together with a small sitting room, ideal for relaxing and reading. From here glass doors open onto a large sun terrace furnished with comfortable seating and a dining area with barbeque. On this same level is one of the two kitchens with breakfast table area – this is an ideal area for preparing dinner and drinks to be taken on the sun terrace.

A winding staircase takes you to the top floor where there are 3 bedrooms; on the first landing is a cosy double bedroom with fireplace and a small bathroom with shower. This opens onto a small balcony overlooking the pool area. On the second landing is a double bedroom with en suite bathroom with shower and a master bedroom with 4-poster bed, fireplace and balcony with sea views. This has an en suite bathroom with freestanding bath tub and a large separate shower.

From the reception area stairs lead down to the lower floor where you will find a spacious open-plan fully fitted kitchen with double sided feature fireplace, central island breakfast bar and dining area with huge wooden circular dining table. Next to this is a relaxation room with plasma satellite television, piano and a desk with printer and wireless internet access. On this same level and next to the dining area is a fourth double bedroom with en suite bathroom with an all-in one hammam/bath/shower.

Tall, glass interior doors open into a small solarium with two large armchairs. This continues along a small corridor taking you to the 5th and 6th bedrooms which are both doubles with en suite bathrooms with shower. Glass doors open onto a terrace with table for outside dining and barbeque and from here steps lead up to the 12 x 5 metre alarmed swimming pool with Roman steps. This is surrounded by a tiled terrace and sun loungers. The beautifully manicured gardens are filled with mature trees and shrubs offering shade for those hot summer days.

A truly delightful property and in a superb location.

