

ROYAL-VILLAS-EUROPE

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



France

Vence

Ref FRV73

- 9 BEDROOMS
- AIR CONDITIONING
- 12 METRE SWIMMING POOL (HEATABLE)
- TABLE TENNIS TABLE
- DISTANT SEA VIEWS
- 10 MINUTES FROM VENCE
- 30 MINUTES FROM NICE AIRPORT

Hidden in the hills of Vence and set in 2000 hectares of private and secure land is this lovely property with 7 bedrooms in the main house and 2 bedrooms next to the courtyard. With superb terracotta terraces and beautiful wild gardens including an Italian courtyard and swimming pool (this can be heated on request) this is superb location for a large family gathering or group of friends wishing to enjoy the peaceful countryside but whilst being only 10 minutes drive from Vence village.

Electric, wrought iron gates open into a driveway with ample parking for up to 4 cars. The Italian courtyard with its statue and fountain is by the main entrance and next to this are two double bedrooms which share a bathroom with shower. They have an independent entrance and from one of the bedrooms is a paved terrace with steps leading directly to the back kitchen terrace.

A heavy, wood front door leads into the entrance and overlooks the main sitting room. On this level is the master suite with its imposing 4-poster, carved wooden bed and doors opening onto a sun terrace offering breathtaking views of the sea and countryside. Here is an en suite bathroom with shower and a huge dressing room. Stairs lead to a further double bedroom with en suite bathroom with large shower, dressing room and a terrace. A few more stairs take you to three more bedrooms all of which have television and open onto a long terrace; a double bedroom and a twin bedroom share a bathroom with shower and a double bedroom with en suite bathroom with shower. Also on this landing is a cloakroom for all three bedrooms to share.

On the lower floor are 2 bedrooms which operate as a family suite but neither of these rooms have air conditioning; a charming double bedroom with beamed ceiling and a twin bedroom sharing a bathroom with bath tub.

The open-plan kitchen/living/dining rooms are spacious. The kitchen is fully equipped and includes a breakfast bar overlooking one of the sitting areas and is also next to the dining area with its long, wood table. The other sitting area has a feature fireplace with sofas and armchairs and satellite television with DVD player. All rooms on this floor open onto a sun terrace with comfortable furnishings and next to the kitchen is a pergola covered with purple wisteria and grape vine offering plenty of shade to this superb terrace with hand-made stone table used for al fresco dining.

The 12 x 6 metre alarmed swimming pool (which can be heated on request) is on the lower terrace and is surrounded by lawns. Adjacent is a covered terrace with shower and cloakroom. Also on this level is a summer kitchen with two daybeds and a sitting area complete with television, X-Box, Play station 3, Wii and wifi.

This is a superb property for a large family or group of friends.

