

Villa 020



OVERVIEW OF THE PROPERTY

This magnificent property is one of the Old Estates of the Perfume Capital of Grasse, totally restored to offer comfort and discreet luxury close to the main centres of the Côte d'Azur, in an intimate and private setting. With famous gardens and majestic views, the domain is an oasis of peace at the heart of a 20 acre park.

The main house sleeps 12 + 2 in 6 en-suite double/twin bedrooms + 1 children's bedroom. There are also 3 separate apartments which can be rented at an extra cost to sleep an additional 8 people.

It is a wonderful property for families, corporate groups, special birthday parties or a group of adults wanting a break from a hectic lifestyle.

FACILITIES

Astroturf Tennis Court

Snooker Table

Boules

Table Tennis

Sky Satellite TV

Plasma Screen & Home Cinema

ADSL Internet access in all bedrooms

Air Conditioning in bedrooms

Gas & Traditional Barbeques

Electric gates



STAFF

Full-time professional staff consisting of a chef/butler, valet and a team of 5 gardeners are included within the rental price throughout the year - all of them can speak English.

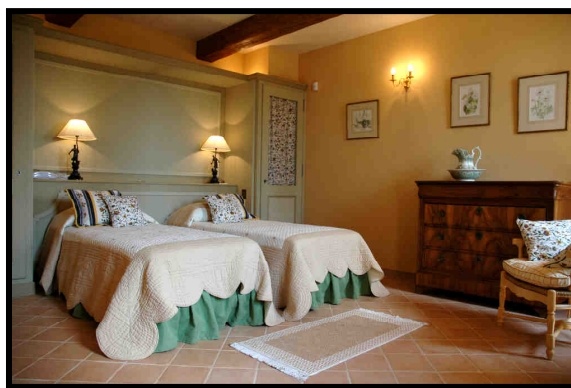
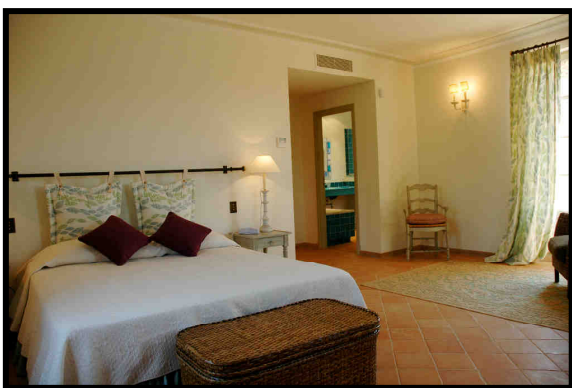


LOCATION

The villa is only a 35 minute drive from Nice airport. There are 10 excellent golf courses within easy access and has beautiful walking country surrounding it.

DETAILED DESCRIPTION

The main house is south facing overlooking the valley. Having been left empty for 20 years, this villa has been rebuilt to match modern requirements whilst preserving and enhancing its original beauty and charm, with some quality materials that were also clearly lacking. It was completed in September 2004 after 4 years of renovation and is available all year round.



The house is built on 3 levels with a lift to all floors. Flooring is made from antique burgundy flag stone or hand moulded terracotta tiles from nearby Salerne. It has under floor heating throughout and air conditioning in all the main house bedrooms. Furniture is mostly period French with some English pieces mainly late 18th and early 19th century.

All bedrooms are equipped with internet connection ADSL fast line. Beds are top of the range Treca Imperial Air Spring and 5 out of 7 bedrooms have beds that can either be made into twin or 5'4 on demand. All bathrooms are different with Hansgrohe taps and thermostatic showers, 3 with separate walk in showers.

The 650 sqft master bedroom suite on the second floor has 6 windows with a spectacular triple aspect view, and comes with a dressing room and bathroom with separate large walk-in shower and double wash hand basin. There are 6 other bedrooms, 5 with en-suite bathrooms. One of these bedrooms has a drawing room which makes up the 7th children's bedroom with twin beds.



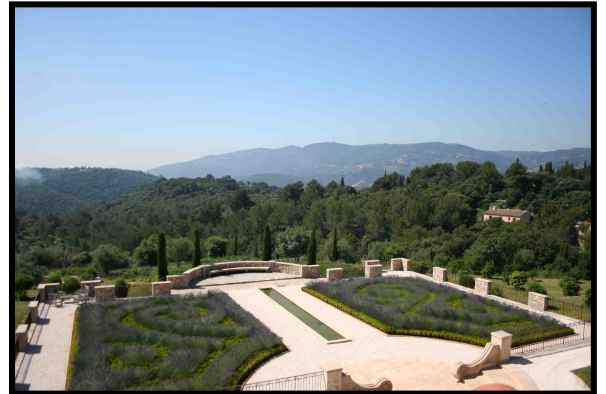
There are 2 large drawing rooms, one with a fireplace, 450 and 550 sqft respectively. The library/TV room has a fireplace and a home cinema and there is also a multi-room Hi-Fi system for the main rooms on the ground floor. The villa has the ability to cater for large groups with its 2 interconnecting dining rooms, each of them measuring 17 x 20 ft, together with a very large kitchen/breakfast room containing 3 Gagenau ovens, an Imperial Miele steam oven, American fridge etc, and a larder with a walk-in refrigerated room.



This villa has many wonderful leisure areas including a 23 x 27 ft Orangerie with glass roof and automatic blinds where one can play on an 8 x 4 antique snooker table. Other areas include the summer dining room rotunda with oak beams and high-level fireplace next to a seating area with BBQ. There are various patio areas and covered terraces surrounding the villa.



Guests have the full private use of the ornamental gardens around the house and the tennis court. The grounds cover 20 acres of terraces, woodland and gardens. The most famous part is the water garden designed by Russell Page in the 1950's and now fully restored. It is among the 'Jardins Remarquables de la Côte d'Azur' and was appointed Conservatoire of the Nabonnand Roses in 2007.



Pierre and his team of four full time gardeners work on the estate and make every effort to remain discreet and respect the privacy and comfort of the villa guests. He will supply fruit and vegetable as and when it is available from the estate. The estate also produces its own olive oil.

There is a guard dog on the property, so, on the whole, pets can not be accommodated at this villa. The dog is gentle & well trained and can be kennelled if necessary.

