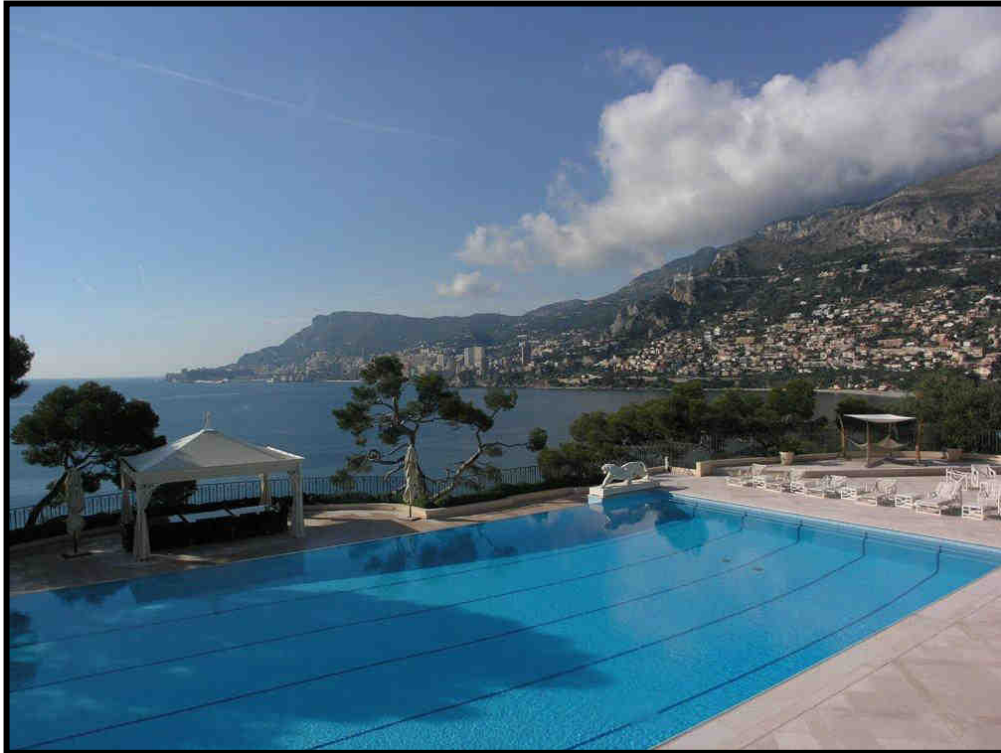


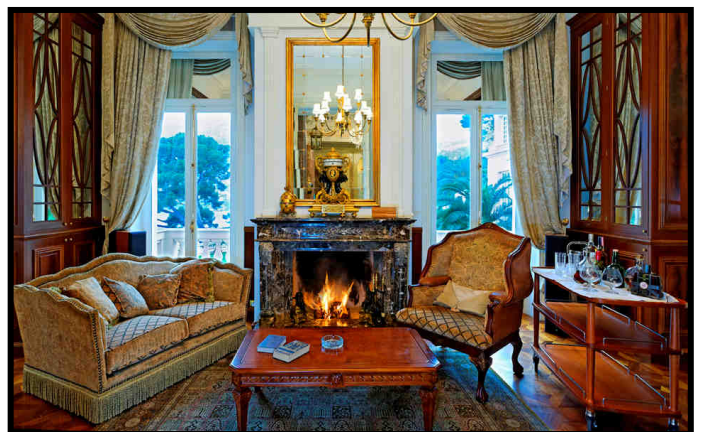
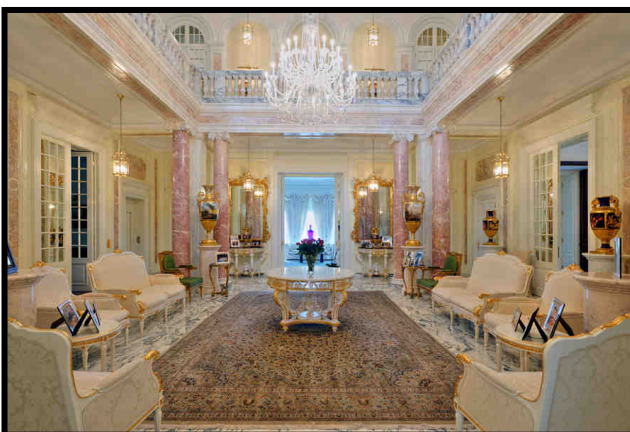
Villa 570



OVERVIEW OF THE PROPERTY

This magnificent villa is certainly one of the most desirable, monumental and extraordinary private residences in France. It is situated on grounds of 3.2 hectares with more than 2 km bordered by the sea, protected from the winds and facing west towards Monte Carlo. The 32,000 sqm gardens, where rare white peacocks roam, include 4 individual residences totalling more than 3000 sqm of living area. The main mansion of over 2500 sqm was completed in 1906 and commissioned by Digby Wentworth of Woodhouse for the Count of Stafford, the private secretary of King Charles II. The commission was given to George Tersling, a famous architect who built many fine and very grand residences for the royal and elite society of the day. The property is located on an exclusive and private domain with 24 hour security and is surrounded by beautiful palatial homes - summer residences to the world's royal and elite; hidden discreetly by a closely guarded secret, this is the Cote d'Azur's most splendid Cape, just 10 minutes from Monte Carlo.

The main mansion has its own palatial entrance, 10 luxury bedrooms, 9 bathrooms, 8 staff rooms and grand entertaining and family areas of museum proportions, with splendid chandeliers and antiques of the finest quality and luxury. To experience the majesty and beauty of this grand estate, clearly the prize, the rarest and most beautiful jewel of all, is an enriching and awesome experience, clearly conceived and built when luxury and grandeur knew no bounds.



The property has a substantial and luxurious guest house of 800 sqm with 8 bedroom suites, the estate manager's office and a 4 bedroom cottage plus a beautiful Regency style 2 bedroom guest house. Also, 3 swimming pools (including a professional size indoor pool and large fitness centre), a helipad where today's Super Yacht owners arrive from the sea, play tennis with the full time coach, savour the fabulous meals prepared by the in-house gourmet chef, enjoy the glorious sunshine, play billiards in the games room, enjoy the sauna, Hammam and fitness areas, swim, walk, sail or just relax and enjoy the splendour of this magnificent private retreat. The children have a park and play area and acres of space to play and hide. 9 full time staff cater for your every need, increased to 16 in the summer season. This is a wonderful property for families, corporate groups, special birthday parties or a group of adults wanting a break from a hectic lifestyle.



FACILITIES

10 Luxury Bedrooms

9 Bathrooms

8 Staff Rooms

3 Swimming Pools (including a professional size indoor pool and large fitness centre)

Helipad

Gourmet Chef

Games room with Billiards Table

Sauna

Hammam

Children's Park and Play Area

24 hour security throughout the property

Tennis Court

Exceptional staff offering discreet and professional service - (9 full-time staff increased to 16 during the summer months)

Safes and mini bars in all bedrooms.

Access direct to the sea without pontoon and 15 minutes walk to the beach

8 bedroom guest house available upon request

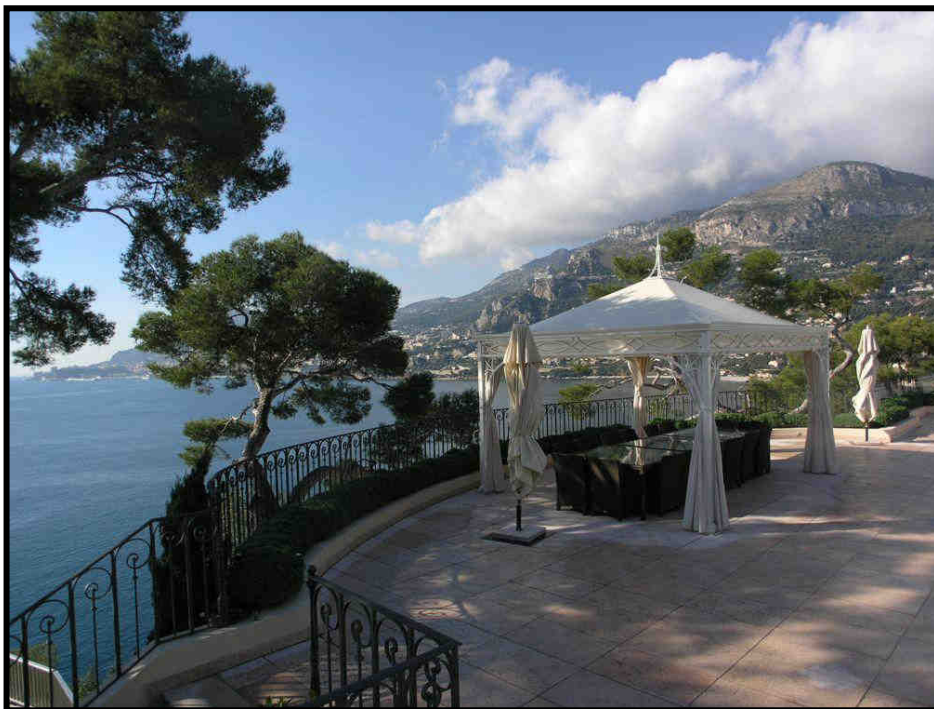


ADDITIONAL BUILDINGS ON THE PROPERTY:

Guest house of 800 sqm with 8 bedroom suites
The Estate Manager's Office
4 bedroom cottage
Regency style 2 bedroom Guest House

DETAILED DESCRIPTION:

The opulent entrance hall is embellished with marble floors and grand furnishings giving a striking first impression. Leading off this hall is the cigar room which has a bar and access direct to the dining room which seats up to 20 people. This dining room boast panoramic views of the Mediterranean Sea and Monaco. From this room we continue to one of the lounge areas, which again has the advantage of spectacular views. A large terrace envelopes this level and presents a remarkable outside dining area to fully appreciate the views. Also on this level is a television room with large plasma screen and wood panelling and a guest toilet. All the levels are serviced by a lift.



FIRST FLOOR:

Master suite - Ladies' dressing area leading into boudoir and further in to a large bathroom with shower, bath, washbasin and toilet. The master bedroom has a double bed (2m) with fantastic sea views, a large plasma screen and music system, a bathroom with large bath and shower head, a washbasin and toilet leading into a large gentleman's dressing room.

Bedroom 2, double bed (180cm) with private terrace, plasma television and en-suite shower room.

Bedroom 3, double bed (180 cm) with en-suite shower room.



SECOND FLOOR:

Bedroom 4, double bed (180cm) with adjoining shower room with washbasin, toilet and shower.

Bedroom 5, double bed (120cm).

Bedroom 6, double (2m) with en-suite bathroom with bath, shower, washbasin and bidet. Separate toilet.

Level -1:

Bedroom 7, double bed (180cm) with en-suite bathroom with bath, toilet, bidet and washbasin. Leads out to large terrace which goes the length of the level.

Bedroom 8, double bed (160cm) with en-suite shower room.

Bedroom 9, baby room with cot or double bed (160cm) with en-suite bathroom with bath, toilet, bidet and wash basin.

Bedroom 10, double bed (180cm) with en-suite shower room.

Professional kitchen with lift and dumb waiter serving all levels.



Level -2:

Wine cave fully temperature regulated.

Office area with printer and fax.

Relaxation area.

Billiard room with mini bar and music system.

Large heated inside pool and Jacuzzi overlooking the Mediterranean and coast. Large bar area with fridge, ice machine and preparation area.

Massage room.

Gym with weights and multifunction machines.

Pool area.

Large covered lounge area with television, music system and kitchen.

Sauna with shower and toilet facilities.

There are a number of individual dining areas scattered around the pool area all boasting fantastic views.



GUEST HOUSE:

Large lounge with television leading to the first floor with double bedroom (180cm) en-suite bathroom with bath, shower, washbasin and toilet.