

## Key Features

- Sleeps 8
  - MAIN HOUSE
  - 4 bedrooms
  - 2 bathrooms
  - 1 shower room
  - 3 WCs
  - GARDEN STUDIO
  - 1 bedroom
  - 1 shower room
  - 1 WC
  - PRIVATE 8m x 5m POOL
  - BOULES PITCH
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## Good to know

- Chateauf-neuf-de-Grasse 1.5 miles
  - Valbonne & Grasse 4 miles
  - Cannes & Beach 20 miles
  - Nice airport 18 miles
  - Golf 5 mins
  - Tennis in Valbonne & Mouans-Sartoux
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Mas des Magnolias is a private villa near Valbonne with a friendly, welcoming ambience, tasteful furniture, exposed ceiling timbers, mellow terracotta floors and cool white walls. It enjoys a peaceful location with distant views from the main terrace and several rooms, towards the Mediterranean and L'Esterel hills.

A wonderful covered terrace with outdoor dining, built-in barbecue and pizza oven offers easy outdoor living next to the pool, allowing you to relax whilst keeping a watchful eye on children as they enjoy the water. A Boules pitch in the garden provides further family entertainment.

Explore the charm and delight of the Cote d'Azur, where mountains, hilltop villages and chic Mediterranean towns are within easy reach. For golf enthusiasts, the nearest course is just 1.5 miles, but there are 10 courses within 30 - 45 mins of this private villa near Valbonne!

## Accommodation

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## Ground floor:

- Living room, spacious and tastefully decorated, open fireplace, exposed beams. (TV, Stereo)
- Dining room, French doors to terrace
- Kitchen, direct access to terrace and steps to pool
- Double bedroom (1.80m), French doors to terrace
- Single children's bedroom (French day bed), French doors to terrace
- Bathroom
- Guest WC

## First floor:

- Master double bedroom (1.80m), ensuite bathroom, WC, small seating area, small terrace which has distant views and steps to the garden
- Double bedroom (1.80m), ensuite shower room, WC, distant views

## Studio:

### Independent Garden Studio

- Twin bedroom, (0.90m) shower room, WC

## Grounds:

- On two levels, the upper level has a lawn, petanque/boules area and large terrace
- Table tennis
- The lower pool level has a pool house with dining table (pool depth 1-2.5m)
- Pizza oven, fixed charcoal barbecue
- One side of the stairs leading down to the lower level is open, and the grounds are terraced, so care with children

## Services

### Included:

- 3 hours maid service on Saturday for two-week bookings
- Wi-Fi internet

### Extras:



- Telephone
- Winter heating

All villas come equipped with bed linen and towels, cutlery, utensils and usual furnishings required for a self catering rental. All villas have a final clean included (this is a clean that reflects reasonable use of the property). Unless specified, villas will usually have a washing machine, dishwasher, microwave, kettle and other modern conveniences. These are not usually specifically listed on the property description online, however please ask if the presence of one of these items is important to your stay.

