

## Key Features

- Sleeps 15
  - 8 bedrooms, 4 bathrooms, 3 shower rooms, 8 WCs
  - HEATED 8.5m x 6.5m SALTWATER POOL
  - PRIVATE TENNIS COURT
  - 4 AIR-CONDITIONED BEDROOMS
  - LARGE GROUNDS
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## Good to know

- Nearest shops and restaurant, 1.5 miles
- Grasse centre under 3 miles
- Cannes, 10 miles
- Nearest Beach, 13 miles
- Nice airport, 20 miles
- Nice old town, 24 miles
- Marineland Antibes, 17 miles
- Canyon Forest, 18 miles
- Nearest golf at St Donat, 2.5 miles
- Tennis at Mouans-Sartoux.

Large Cote d'Azur villa with heated pool and tennis court - originally a farm that produced flowers for the use of local perfume makers, beautifully refurbished La Floraison is a true delight. From its heated pool and full-size hard surface tennis court to the large grounds and comfortable, partly air-conditioned interior, this large French Riviera villa is the ideal place for a week or more of pure relaxation, either as a holiday or to celebrate a special occasion.

The position of the house in a residential area, in its own 7 acres of grounds, means you can enjoy the setting - and your privacy - to the full. However La Floraison also enjoys all the advantages of proximity to the centre of an important and lively town, with great restaurants and shops nearby. Having explored Grasse, do go further afield: this villa gives you easy access to appealing inland villages such as Cabris and Valbonne and to Riviera resorts such as Cannes.

Cannes is only about 10 miles' drive and would make an excellent day out: head for the pretty, older districts of Le Suquet or Le Cannet and enjoy the restaurants and the views; or you might like to take a 20-minute ferry trip to the Iles des Lerins, or a stroll along the famous La



Croisette promenade. There are beaches here but if you prefer somewhere quieter head west along the coast a little towards Theoule-sur-Mer. For children, this part of France offers a plethora of fun and memorable activities - you'll be spoilt for choice!

## Accommodation

### Ground floor:

- Living room with French doors opening onto the garden
- Dining room with French doors opening onto the garden and seating for 10 and 8, alongside the Kitchen.
- The dining room and kitchen can be opened up into one large space if desired.
- Guest WC.
- Twin bedroom (2x 0.9m) with ensuite shower room, WC.

### First floor:

- Master double bedroom (1.8m) with dressing room, air conditioning & ensuite bathroom with WC.
- Double/twin bedroom (1.8m or 2x 0.9m), air conditioning, ensuite bathroom with WC.
- Double/twin bedroom (1.8m or 2x 0.9m), air conditioning, ensuite bathroom with WC.
- Study with PC/printer and sofa bed: steps lead up to a
- Mezzanine with a single bed (0.9m), ensuite shower room with WC. A French window opens onto a private terrace with steps down to the swimming pool.

### Second floor:

- Second Master double bedroom (1.8m) with a dressing room, air conditioning and ensuite bathroom with WC.
- Twin bedroom (2x 0.9m), low sloping ceiling.
- Twin bedroom (2x 0.9m), low sloping ceiling.
- Shower room, WC.

### Grounds:

Approximately 7 acres of terraced grounds comprising mature trees (olive, orange, lemon, fig, pine and cypress), shrubs, gardens and lawns. Sun and dining terraces. Gated & heated 8.5m x 6.5m salt water swimming pool (depth 1.8m throughout) with Roman steps entrance.



Fenced hard surface tennis court. Table tennis. Two fountains. Portable charcoal barbecue. Parking for 5 cars plus garage space for one car.

Please note: the cottage at the entrance of the drive is occupied by the unobtrusive caretaker.

## Services

### Included

- 5 hours' midweek maid service
- Air Conditioning
- WiFi Internet
- Pool Towels
- Winter Heating
- Telephone (calls to French landlines only)

### Extras

- Extra maid service 20 euros per hour
- Pool Heating, 200 euros per week
- Telephone (other calls)

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

