

## Key Features

- Sleeps maximum 12
  - 6 bedrooms, 2 bathrooms, 4 shower rooms, 6 WCs
  - PRIVATE 15m x 6m SALT-WATER POOL
  - BEAUTIFUL GARDENS
  - VILLAGE LOCATION
  - LARGE SUMMER KITCHEN
  - USE OF CAR FOR SHOPPING
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## Good to know

- Mougins village shops and restaurants, 200m. (Steep walk)
  - Nice airport, 17 miles.
  - Valbonne 4 miles.
  - Horse-riding, karting and quad bikes available in the area.
  - Nice old town, 19 miles.
  - Cannes, 5 miles.
  - Golf course & tennis available locally (10 minutes by car)
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An attractive stone villa with a superb pool near Mougins. Set in beautiful mature gardens, it is just a short walk from highly sought-after Mougins and its excellent restaurants.

If you're looking for a high quality Cote d'Azur villa for your vacation then this property with its appealing exterior and attractive internal decor would make an excellent choice. One highlight surely has to be the large private pool which has an unforgettably bright and airy summer kitchen alongside, and another the lovely gardens, planted with over 500 rose bushes.

Set apart from neighbouring villas in thoughtfully-designed, spacious grounds, La Roseraie's location close to Mougins' old quarter is a definite advantage. The walk is short; however, some of the party may occasionally prefer to use the courtesy car as it is also steep! The village itself has much to recommend it. You will be spoilt for choice for excellent places to eat as Mougins has a very strong culinary tradition; several Michelin-starred chefs cook in restaurants here. For wines, try La Cave, a wine cellar and bar where 'degustations' (tastings) can be arranged. And as well as restaurants and wine cellars, the attractive narrow streets of the old town house little shops, pavement cafes,



bistros and art galleries. Over the past decades many artists and celebrities have made this village their home, including Picasso, Christian Dior and actress Catherine Deneuve, all lured by the charm of this perched village. The prestigious Musee d'Art holds an exciting private collection of classic and modern art, and the small photography museum alongside is considered a small gem.

For children the closest sandy beaches are to be found at Cannes, just 15 miles down the road, but you can also enjoy outdoor family fun at one of the many fun parks in the area, including the Bois des Lutins at Villeneuve Loubet, Eco Park Mougins and the tree-top adventure park Riviera Nature Parcours. Mougins is also conveniently placed for Cannes and the coast, Antibes, Nice, Grasse, Valbonne and many of the pretty inland villages of the region.



## Accommodation

### Ground floor:

- Open plan Living/dining room with fireplace and three French windows opening onto the garden.
- Fully-equipped Kitchen.
- Television room/library (satellite TV, DVD). Air conditioning.
- Double bedroom with four-poster bed (1.6m), TV, \* DVD, air conditioning and sea views over the Bay of Cannes.
- Separate shower room, WC.



### First floor:

- Double bedroom with four-poster bed (1.6m), air conditioning, piano and ensuite bathroom with WC. French windows open onto a balcony, sea view.
- Large master double bedroom (2m), TV, DVD, air conditioning, dressing room, sea view. Ensuite bathroom comprises large circular mosaic bath with sea view, WC.



### Garden Floor:

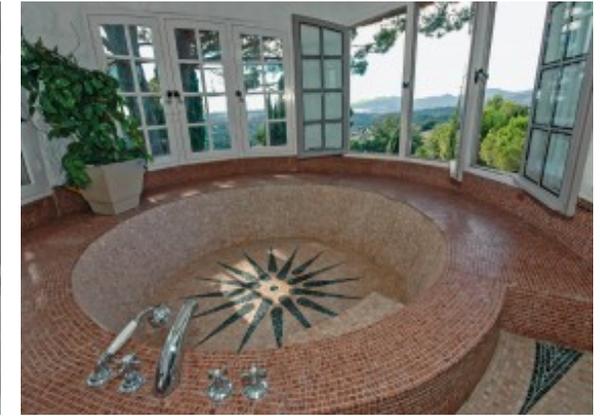
Stairs from the grounds floor hallway lead down the garden floor.

- Twin bedroom (2 x 0.9m), TV, DVD, French window opening directly onto pool area; ensuite shower room and separate WC.
- Double bedroom (1.4m), TV, DVD, ensuite shower room, WC.
- Double bedroom (1.8m), French window opening onto the garden; ensuite shower room, WC.

- Office with PC, printer, sofa, French window opening onto pool area.
- Wine cellar (access by request to caretaker please).

### Grounds:

- Just under 2 acres of totally enclosed, terraced grounds divided into "garden rooms" and comprising mature palm, lemon and orange trees, cacti, shrubs, extensive rose gardens & lawns. Private 15m x 6m heated salt-water swimming pool (depth 1m-2m) with Roman steps entrance and external poolside shower; alongside the pool is a fully-equipped summer kitchen with dining for 20, pizza oven, barbecue, sea view. Pergola. Parking for 13 cars, plus parking in garage for one car.



### Services

#### Included:

- 5 hours maid service per day, Monday-Friday.
- WiFi Internet
- Pool Heating
- Use of insured courtesy car (Peugot partner) for shopping trips
- Winter Heating
- Telephone (Locals Calls)



#### Extras:

- Extra maid service 15 euros per hour.
- Telephone (Non-local 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.

