

# VILLA COLLINES VERTES

FRANCE | SOUTH OF FRANCE



**4 Bedrooms**



**8 Guests**



**£6,015**







- › Family villa
- › Gated Pool
- › Heatable Pool
- › Infinity Pool
- › Near golf courses
- › Near shops/restaurants
- › Near the airport
- › Romantic villa
- › Secluded location
- › Table tennis
- › With WIFI

"Ideally placed to enjoy the beautiful scenery and tranquillity of the rolling countryside with the Cote d'Azur within easy reach, this modern villa with heatable infinity pool is perfect for a relaxing family holiday on the French Riviera".

Set in a private, peaceful residential area this Californian style four-bedroom residence has modern and minimal decor. Here you can enjoy all the benefits of a secluded stay, panoramic views, gardens, activities and a variety of terraces for lounging and dining with the heated blue infinity pool overlooking the hills and vineyards as a focal point. This property offers plenty of entertainment space and equipment including table tennis and boules. Many beautiful beaches along the coast, traditional villages such as Eze, and the cities of Monaco, Nice and Cannes are all within 40 minutes' drive.

Please note due to the hillside position and terraced grounds, the gardens of the villa are not really suitable for toddlers/young children.

## ACCOMMODATION

### Upper floor:

60m2 open plan living area, high ceiling and tall glazing automatically operated to open onto a terrace with uninterrupted countryside views.

Lounge area and dining area.

Open-plan, state-of-the-art kitchen/ breakfast area (oven, microwave, cookware, crockery, cutlery, a fridge, freezer, dishwasher, integrated coffee-machine along with a large central island).

Bedroom 1: 24 m2 Master bedroom, queen-size bed (160cm x 200cm), en suite bathroom with a bath tub and separate shower, door to sun terrace.

Bedroom 2: 14m2 Double-size bed (140cm x 200cm). Bedroom 3: 11m2 Double-size bed (140cm x 200cm).

Bedroom 2 and 3 share a shower room and separate WC.

### Lower floor:

25 m2 TV room/ children's room.

Cosy bar area to prepare the cocktails of your choice.

15 m2 kitchen/ dining area.

Bedroom 4: 11m2 Double-size bed (150cm x 200cm), can be made into a separate apartment area with its own dining area and kitchenette.

Shower room and separate WC which are conveniently near the swimming pool.

### Grounds:

Private 2,400 m2 terraced grounds encompassing olive groves and mature shrubs with circular pathways.

55m2 upper sun terrace has lounging sofas, a dining area as well as sun beds. 55m2 lower shaded terrace with undercover sofas near the pool as well as a further covered dining area with gas BBQ and an electric griddle (flattop grill). Private heatable infinity pool (8m x 3m, Roman steps, Jacuzzi jets, fence with lockable child safety gates, saline). Parking for 4 cars on the driveway behind an electric gate.

## DISTANCES

Nearest bakery: 3.3 km.

Nearest cafe/ restaurant: 4.7 km.

Golf: 7.3 km.

Sandy beach: 15 km.

Tennis/ Padel court: 2.6 km.

Wine tasting Château de Bellet: 6.1 km (11 minutes' drive).

Shopping centre: 14 km.

Nice town centre: 30 minutes' drive.

Monaco: 34 km.

Cannes: 16 km.

Antibes (Aqua Splash waterpark, Marineland zoo, beach): 30 minutes.

St Paul de Vence: 24 km (30 minutes' drive).

Eze: 32 km.

Nice International Airport: 14 km (17 minutes' drive).