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# Villa de Lattre

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## Localization

Country : France

City : Cote d'Azur

Address : Vence / Ref; FC 1535

## Properties

Type : Villa

Bedrooms : 6

Bathrooms : 7

Sleepings : 12

Showers : 0

WC : 7

## Features

Air conditioning - Wifi - Pool - Pool Heating - Walking distance to village - Parking - Barbecue - Ping pong table - Garden - Views - No smoking - Safe

## Description

Superb 6 bedroom house located in Vence, with a magnificent 3 hectare garden, an outdoor swimming pool and terraces to enjoy the sun.

Le Mas de Provence, located in one of the most prestigious areas in the south of France, will immerse you in the authentic atmosphere of Provence. Just 20 minutes from Nice and the Côte d'Azur, this high-end property offers a private 3-hectare garden, a swimming pool, individually designed bedrooms with en-suite bathrooms, and a beautiful library. The independent annex offers even more space and privacy, ideal for families or groups of friends. The villa is close to the charming village of Vence 5 minutes walk and Saint-Paul de Vence 5.9 km, offering a multitude of activities and attractions to explore.

The Villa offers elegant and comfortable living spaces, with a large living room featuring a functional fireplace, a flat-screen LED TV, and a Sonos audio system. The open-plan dining room can accommodate up to 12 guests and opens onto an outdoor seating area. The well-equipped kitchen has all the necessary equipment for preparing delicious meals and opens onto an outdoor dining area. The villa features several air-conditioned bedrooms, all with their own en-suite bathrooms. The bedrooms are tastefully decorated and offer stunning views of the surrounding area. The annex has two additional bedrooms, a living room, and a kitchen, offering even more space and privacy for guests.

The exteriors offer plenty of amenities to enjoy the sunny climate and natural beauty of the region. The pool terrace features a heated pool surrounded by balustrades and safety barriers. Several terraces offer spaces for outdoor dining, relaxing, and enjoying the view. The vast 3-hectare garden includes lawns, an olive grove and a forest of pine and oak trees.

Just a stone throw walking distance from the village Vence and only 5.9 kilometres from the magical village of St Paul de Vence which has small cobbled streets with tempting artisan shops and is home to renowned restaurant La Colombe d'Or, and to name a few. Other villages such as Biot, Mougins, Antibes or the centre of Cannes "La Croisette" just a 20 minutes drive, Grasse the centre of perfumeries and then just beyond Nice famous for the Promnade des Anglais, one can visit Monaco and a little further enjoy a taste of Italy too or to the west of Grasse to Fayence and you can even venture a little further to infamous St Tropez

## Accommodation:

*Ground level;*

Living room with doors opening on to terrace

Open-plan dining area

Kitchen, well-equipped including dishwasher, microwave and coffee machine. Doors leading to al-fresco dining area

Study

Laundry room with Washing machine & Tumble dryer

Guest cloakroom with WC & hand basin

*Lower ground level;*

Bedrooms 1: Double bedroom Queen size 160cm bed, air-conditioning, hair dryer with bathroom en-suite, with shower, bidet & WC

*1st floor;*

Bedroom 2: Double bedroom King size 180cm bed, air-conditioning, hair dryer with en-suite bathroom with bath, bidet & WC. This bedroom includes a private balcony

Bedroom 3: Double bedroom King size 180cm bed, air-conditioning, hair dryer with en-suite bathroom with shower, bidet & WC This bedroom includes private terrace

Bedroom 4: Double bedroom King size 180cm bed, air-conditioning, hair dryer with en-suite bathroom with shower, bidet & WC This bedroom includes private terrace

*Annex;*

Lounge area with open-plan kitchen-diner

Bedroom 5: Twin bedroom 2 single beds 90cm, air-conditioning, hair dryer with bathroom en-suite, with shower & WC

Bedroom 6: Double bedroom King size 180cm bed, air-conditioning with en-suite bathroom with en-suite shower & WC

**Outdoors Features:**

Garden

Heated swimming pool 4.5m x 9m, depth 1.5m - 2m. & access via safety gate/fence

Cover to be used when not in use. *Open approximately April to October*

Lounge area on the terrace with al fresco dining area

Gas barbecue & charcoal barbecue

Outside shower

Pool lounge chairs

Pétanques/ boules court

Private parking

**Features & Amenities:**

Sleeps 12: 6 bedrooms, 7 bathrooms

Living room with sofas

Dining room with dining table

Study room/den

Library

Air conditioning in bedrooms only

Internet access Wi-Fi

Fully equipped kitchen & appliances with Blender/Mixeur/Coffee maker/Dishwasher/ Double refrigerator/ Freezer/ Ice maker/

Kettle/Microwave/Nespresso coffee machine/ Oven/ Stove/Cooker/Toaster etc

Washing machine & Tumble dryer & Iron & Ironing board facilities

Central heating

SONOS sound system

TV

Safe deposit boxes

Hair dryer

Mosquito net

Cards and board games

Outdoor swimming pool

Pétanque /Boules area

Ping-Pong table

Terraces

**Children:**

Children welcome

Baby cot & Highchair

Pool safety system

**Services Included in the Rental:**

Linen change for rentals over 7 days

Bed and household linens

Utilities - Electricity, Water, Gas

Internet WI-FI

Mid-week cleaning (for stays of more than 7 days)

Pool towels

**Extras Not Included in the Rental:** *on request when booking & subject to availability*

Refundable Security Deposit 3 500 € to be paid with the final rental instalment

Local Tourist Tax "Tax de Sejour" starting approx. 4.00 € per person/ per night to be paid in cash or paid from the Security Deposit *please*

*enquire as prices change per year*

Mandatory House cleaning upon departure starting from 800 € per week

Housekeeper starting from 45 € per hour

Pool heating starting from 400 € per week

Pre-stocking at arrival starting from 60 € per hour

Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival, extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the Security Deposit

Laundry service

Cook / Chef

Ingredients of food not included

Airport transfer

Cancellation insurance

**Please Note:**

Pets on request only

Personal means of transport advised

No smoking Villa

Check in time: 5pm to 6pm

Check out time: before 10am

Child Friendly

Language spoken by staff English - French

**Location Information:**

Vence 1.3 km - 6 minutes walk

St Paul de Vence 5.9 km

Cannes 27 km

Nice 17 km

Monaco 43 km

Capes d'Antibes 22 km

Antibes 19 km

Biot 16 km

Grasse 22 km

Mougins 24 km

St Tropez 110 km

Italy 61 km

Airport Nice 15 km

**Galerie**















