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# Villa Montrouge

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## Localization

Country : France

City : Cote d'Azur

Address : Cannes/ Ref; FC 1706

## Properties

Type : Villa

Bedrooms : 7

Bathrooms : 7

Sleepings : 14

Showers : 0

WC : 6

## Features

Air conditioning - Wifi - Pool - Pool Heating - Walking distance to village - Parking - Cleaning service - Concierge Service - Garden - Gym - Views - Safe

## Description

The splendid Villa Montrouge, nestled in the sought-after lower Californie district, offers an exquisite retreat for up to 14 guests, including a flat for staff. This opulent property will seduce you with its 6 luxurious en-suite bedrooms resplendent swimming pool, fully-equipped gym and sea views, ideal location just a stone's throw from the Croisette. Discover a refined lifestyle where luxury, comfort and unrivalled experiences come together for an unforgettable holiday.

The villa's interiors are sumptuous and refined. The spacious living and dining room are decorated with care, creating a warm and elegant atmosphere. The communal living areas are perfect for getting together with family and friends. The sophisticated decor and contemporary style add a modern touch to the property.

The house has 6 luxurious bedrooms, each with an en suite bathroom. Furnished with taste and elegance, these rooms offer optimum comfort and total privacy for peaceful nights.

The outside area is just as impressive. A magnificent swimming pool, which can be heated according to your preferences, invites you to relax and unwind. The terraces offer breathtaking views of the surrounding area and are ideal for soaking up the sun and summer evenings. The well-kept garden adds a touch of greenery to this luxurious setting.

Ideally located just a stone's throw from the emblematic Croisette, Villa Montrouge allows you to enjoy the vibrant atmosphere of the area while remaining calm. Luxury boutiques, gourmet restaurants and sandy beaches are all within easy reach. The rooftop terrace offers a captivating vantage point from which to watch the sun set over the sea, creating unforgettable moments during your stay

### Accommodation:

*Ground level.*

Bedroom 1: Double bedroom with King size bed 180cm bed with air conditioning, TV, dressing room & a private bathroom with shower & WC

Bedroom 2: Twin bedroom with 90cm beds with air conditioning, TV, private terrace & a private bathroom with shower & WC

Bedroom 3: Double bedroom with Queen size bed 160cm bed with air conditioning, TV, private terrace & a private bathroom with bath & WC

*First floor;*

Bedroom 4: Double bedroom with Queen size bed 160cm bed with air conditioning, TV & a private bathroom with shower & WC

Bedroom 5: Double bedroom with Queen size bed 160cm bed with air conditioning, TV & a private bathroom with shower & WC

Bedroom 6: Double bedroom with King size bed 180cm bed with air conditioning, TV, dressing room, private terrace & a private bathroom with bath & shower & WC

### Apartment/Flat (for staff/personnel)

*Lower floor*

Bedroom 7: Double bed 140cm bed with bathroom with shower & WC

**Outdoor Features:**

Small lawn area  
Heated outdoor swimming pool  
Outdoor dining areas  
Outdoor bar  
Pool lounge chairs  
Terrace(s)  
Wheelchair friendly villa  
Private parking

**Features & Amenities:**

Sleeps 12 +2: 6 bedrooms + Staff bedroom 6bathrooms + 1 staff bathroom, 7 WC  
Air conditioning throughout  
Internet Wi-Fi access  
Fully equipped kitchen with Blender/ Mixer/ Coffee machine (pod)/ Induction stove etc..  
Sofa(s)  
TV lounge  
Fitness room  
Heated outdoor swimming pool  
Music speaker  
Outdoor bar  
TV bedrooms & TV room  
Roof terrace  
Safe deposit box  
Security system  
Private parking space

**Services & Staff Included in the Rental:**

Maintenance of the garden and swimming pool  
Housekeeping  
Bed and household linens & bathrobes  
Concierge service  
Utilities - Electricity, Water, Gas  
Garden/Pool maintenance  
Internet WIFI  
Pool and/or beach towels  
Pool heating  
Selection of bath products

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

Refundable Security Deposit 30 000 € to be paid with the final rental instalment  
Mandatory Cost of legal inventory (check-in/check-out) 1 200.00 €  
Tourist tax "Tax de Sejour" starting at 5.50 € per adult per day to be paid locally or pre arranged *please enquire price may change per year*  
Mandatory House cleaning upon departure - TBA when booking  
Property damage insurance (Mandatory)  
Additional housekeeping time starting at 30 € per hour  
Airport transfer  
Butler  
Cancellation insurance  
Chef / Cook  
Driver  
Villa pre-stocking  
Cancellation insurance

**Please Note:**

Check-in 17:00 h  
Check out 10:00 h  
Pets not allowed  
Personal means of transport advised  
No smoking in the Villa  
Children welcome  
Language spoken by staff French - English

**Location Information:**

Cannes Croisette 2 km walking  
Palais du Festival Cannes 2 km walking  
Antibes 10 km  
Juan les Pins 10 km  
Nice Airport 35 km  
Nearest Beach 5 minutes  
St Paul be Vence 26 km  
Biot 17 km  
Monaco 58 km  
Nice Airport 29 km

## Galerie







