# Vila Riou

## Localization

Country : France
City : Cote d'Azur
Address : St Paul de Vence /Ref; FC 1849

## Properties

Type : Villa
Bedrooms : 6
Bathrooms : 6
Sleepings : 12
Showers : 0
WC : 0

## Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Barbecue - Garden - Gym - Views - No smoking - Safe

## Description

Tucked away in the peaceful hills near Vence 3 km, this elegant villa for 12 guests offers stunning views, a private heatable swimming pool, al fresco dining, and beautiful garden spaces dotted with olive trees. Inside, enjoy a private cinema, gym, and sauna, perfect for a relaxing Côte d'Azur escape

This villa enjoys a peaceful setting with beautiful views of the surrounding countryside. It's located in a quiet residential area around 3km from the centre of Vence and only 20km from Nice Airport, making it easy to reach. The charming village of Vence is known for its cobbled streets, local markets, and art galleries, with Matisse's famous chapel nearby. You're also within a short drive of coastal towns, beaches and other highlights of the French Riviera.

This villa spread across three levels combines French charm with Nordic-inspired design. The interiors are bright, elegant, and spacious, open plan living and dining spaces with arched windows leading out to the main terrace, a cosy TV room with home cinema and the gym/sauna

On the upper level there are six good-sized bedrooms all featuring en-suite bath/shower rooms and flexible sleeping arrangements with large double beds

Outside you'll find a heated infinity swimming pool round shape, approx. 8 x 8m, depth: 0.8-2.4m, poolside terrace with sun loungers & a pool house, with bar and dining al fresco area with barbecue and a WC with an outdoor shower. There is a pergola with outdoor lounge and views, garden area with scented with lavender and olive trees, pétanque/boule court. EV charging station with private parking four cars, electrical fence around perimeter of garden

**Accommodation:**
*Ground Floor;*
Open-plan living area with fireplace and access to pool
Open-plan dining area
Open-plan fully equipped kitchen
Utility room
Two guests WC
Bedroom 1: Master bedroom with King size 180cm bed, walk-in wardrobe with en-suite bathroom Access to terrace with sea view
Bedroom 2: Double bedroom with King size 180cm bed, *can be split as twin* with en-suite bathroom. Access to terrace with sea/mountain
Bedroom 3: Double bedroom with King size 180cm bed, *can be split as twin* with en-suite bathroom. Sea/mountain view

*Top floor;*
Bedroom 4: Master bedroom with King size 180cm bed with en-suite bathroom with bath, shower. Terrace with sea & mountain view

*Lower floor;*
Bedroom 5: Studio-style bedroom (independent access) with King size 180cm bed *can be split as twin,* en-suite bathroom. Kitchenette & a garden terrace
Bedroom 5: Studio-style bedroom (independent access) with Queen size 160cm bed *can be split as twin,* en-suite bathroom. A garden terrace

Gym room with treadmill and cycling machine
Sauna room
Cinema lounge

**Outdoor Features:**
Heated infinity swimming pool (round shape, approx. 8x8m, depth: 0.8-2.4m, includes seating inside the pool). Heated approximately mid-April to mid-October
Poolside terrace with sun loungers
Pool house with bar and dining area with barbecue
Pool house WC and outdoor shower
Pergola with outdoor lounge and views
Garden/grounds (some steps) with flowers, herbs and olive trees
Pétanque/Boule court (with lighting)
EV charging station
Private parking (four cars)
Electrical fence around perimeter of garden

**Features & Amenities:**
Sleeps 12; 6 bedrooms, 6 bathrooms & WCs.
Wi-Fi Internet
Air conditioning
Satellite TV
Winter heating
Security system
Gym
Safe
Heated swimming pool
Pool towels
Barbecue
An extensive library of DVDs is available
Private parking

**Children:**
Children welcome

**Services Included in the Rental:**
Maid service included twice per week
Saturday change over day & change of linen if rental of two weeks
Pool service and gardener included
All high quality linens, including pool towels, are provided
Final cleaning included

**Extras Not Included in the Rental:** *on request when booking & subject to availability*
Refundable Security Deposit 3 000 € to be paid with the final rental instalment
Local Tourist Tax "Tax de Sejour" starting from 6.00 € per person /per night to be paid in cash or pre-arranged inquire when booking
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
Extra Maid service/ Housekeeping starting from 30 € per hour
Cooking/ Chef
Concierge service & assistance
Airport transfer
Cancellation insurance
Pre stocking of the house
Personal laundry
Breakfast can be provided on request

**Please Note:**
Rental days flexible please enquire
Personal means of transport advised
Check-in time – 5.00-7.00pm
Check-out time – 10.00am
No smoking in the Villa
Children welcome
No Pets allowed

Language spoken by staff French & English

**Location Information:**
Vence 4 km
Near shops & restaurants
Nice old town 25km
Cannes 30 km
Monaco 47 km
Nice Airport 18.5 km
Nice Port 22 km
Nearest Beach Cagnes sur Mer 14
Golf De La Vanade 15km
Tennis & Paddel Tennis Vance 6 km

## Galerie









































PARIS




NEW YORK








NEW YORK























