

## **JUAN LES PINS, 12 PEOPLE, RENTAL OF FURNISHED VILLA**

This bright sunny villa of about 240m2 with a HEATED SEA WATER POOL and SPA FOR 6 PEOPLE ACCOMMODATES 12 PEOPLE

LOCATED 5 MINUTES AWAY FROM THE BEACH AND SHOPS (15 MINUTES ON FOOT VIA SHORTCUT)

(Next to Golfe-Juan): 5 minutes from Antibes town centre, 10 minutes from Cannes, 20 minutes from NICE COTE D'AZUR INTERNATIONAL AIRPORT '1

Quiet residential area – South West facing Villa with plenty of sunshine

### **GROUND FLOOR**

**Super living room of 70m2**, South West facing with a stunning marble fireplace, with sliding doors on to a large terrace of 100m2 with electric blinds and tables with seating for 16/20 people

**Kitchen** (well equipped with all household appliances) and dining area giving on to a covered terrace

**Office and Laundry** (washing machine and dryer)

**The Blue Bedroom**, (king size bed and cot), North East facing with air-conditioning/heating, 1 TV, own entrance from the ground floor, with en suite shower, basin and wc

**The Turquoise Bedroom**, (queen size bed), South East facing, with air-conditioning/heating, with en suite shower and wc

### **FIRST FLOOR**

Entrance hall and entrance from upper level of garden

**The Master Bedroom** (king size bed), South West facing with air-conditioning/heating, TV, en suite bathroom with Jacuzzi, shower room, 2 basins and wc giving on to a sunny terrace of 25 m2

**The White Bedroom** (2 single beds and a cot), South West facing with air-conditioning/heating, and TV, with en suite shower, 1 basin and WC. Giving on to a sunny terrace of 25 m2

**The Yellow Bedroom** (queen size bed), South West facing with air-conditioning/heating, TV

**The Flowers Bedroom** (queen size bed), East facing, TV

These two bedrooms share a bathroom with shower, basin and wc

Security gates for children at bottom of the stairs and bars at the top for babies

**Beautiful heated swimming pool with sea water of 11.50m x 5.50m** : stairs to a very shallow area (ideal for small children or for lying in the water – in full sun all day – surrounded by a lovely terrace with 12 sun beds and parasols, completely private with a calm and relaxing disposition and south west facing

Behind the swimming pool, there's a pond with water lilies and gold fish  
And a nice lawn for children to play

Access to these areas is secured by a childproof gate – the swimming pool and pond have an alarm; both conform to the new safety regulations as advised on notices.

**A SPA 230mx2.30m** for 6 people, covered and in use all year round on a South facing terrace

**Property on a garden of 1700 m2** planted with palm trees and various plants

**Completely secure with two entrances**

1°) with electric gates operated with a bleep: for private parking and tiled garage for two cars on the same level as the large terrace on the ground floor

2°) through the gates: on the same level as the bedrooms on the first floor. Private parking and one parking space outside

### **GOOD QUALITY FURNITURE, EQUIPMENT AND FURNISHINGS**

Well maintained Villa

Interior beautifully decorated and looked after

Electricity seen again (revised) and redone in the new standards 2009

### **FUNCTIONAL AND COMFORTABLE WITH BEAUTIFUL FURNISHINGS**

Cupboards and shelving in all the bedrooms

Sliding doors and electric shutters throughout the villa

Electric blinds and curtains provide shade on the terrace

Marble floors in all the rooms, living room and bedrooms

Air-conditioning in the 3 bedrooms on the first floor and in the 2 bedrooms on the ground floor

Under floor (gas) heating at low temperature and also heating from air conditioning system

6 Cable TVs (64 French and foreign channels) –

TV LCD flat screen, Home cinema system and HI-FI « cabasse 6.1 » in the living room,

DVD MP3

Piano ¼ regularly tuned (can be used if requested with a deposit)

Internet access with ADSL and WIFI photocopier and printer

1 telephone for incoming calls – another line available on request (outgoing calls with a deposit)

### **Secured Villa**

Outdoor and indoor alarm connected to TV surveillance - a safe in the villa

Fire Extinguishers conform to regulations and smoke detectors are also connected to TV surveillance

Garden, terraces, swimming pool and paths are all lit, some automatically with detectors

**Baby accessories to make your load lighter during the holiday**

2 cots, 2 high chairs, 2 push chairs, baby transact, car seat children and board games  
Ping pong table, exercise bike, 1 mountain bike

**Well equipped kitchen ; plenty of crockery and all household appliances**

Oven ICS « Intelligent cooking System», 2 Microwaves, 2 fridges, 3 freezers, dish washer, washing machine, dryer, and ice maker

Iron and ironing board, bagless hoover, steam cleaner, hair dryer, etc....  
2 electric barbecues, gas or coal operated

The layout easily accommodates two families independently and the handicapped

Comfortably accommodates a family with children

Adult vigilance and supervision is always recommended to avoid any domestic accidents and around the pond and swimming pool although we have taken all the necessary precautions for your safety and put up notices accordingly.

Garden and pool maintenance are included  
Automatic watering system

Services available on request: cleaners, cook, rental of sheets, etc.  
Details and prices on request and contact details with associated contractors

For an additional fee:

- \* Housekeeping service can be arranged.
- \* Linen and towels are not included in the rate; however they can be rented at the property

<sup>1</sup> Références données par MAPPY.com sans trafic voiture