# Villa Courteline

## Localization

Country : France
City : Cote d'Azur
Address : Mougins/Ref; FC 1877

## Properties

Type : Villa
Bedrooms : 8
Bathrooms : 8
Sleepings : 16
Showers : 0
WC : 8

## Features

Air conditioning - Wifi - Pool - Pool Heating - Tennis - Parking - Cleaning service - Barbecue - Garden - Gym - Spa - Hamman – Massage - Sauna - Views - No smoking - Cinema room

## Description

Enjoying a prime location with a sprawling panoramic sea view, Villa Courteline is a new contemporary villa spanning an impressive 600m² across three meticulously organised levels. As you step through the front door, you are greeted by a beautiful entrance hall that sets the tone for the chicness that awaits.

The main floor of this property seamlessly blends elegance with functionality, featuring a bright and spacious reception room that opens up to the enticing swimming pool and lush garden. This inviting space encompasses a comfortable living room, a dining area, and a fully equipped open kitchen with a wine cellar and state-of-the-art appliances. The double bedroom on this level is a haven of comfort, boasting a well-appointed bathroom, a separate dressing area, and an outdoor shower. Adding to Villa Courteline allure is a private terrace offering breathtaking views of the surrounding landscape. An additional office space completes this layout, catering to those seeking a quiet workspace during their stay.

The first floor of this exquisite villa is dedicated to comfort and privacy, housing three double bedrooms, all ensuite and beautifully furnished. The highlight is the expansive master bedroom, boasting a double bed, a luxurious bathroom featuring a shower, toilet, and bathtub, and a spacious closet.

Descending to the garden floor unveils a world of entertainment and relaxation for guests. With three more double bedrooms, all with ensuite facilities, Villa Courteline provides ample space for guests to find time for themselves. A cinema room beckons movie enthusiasts, while a games room with table football, pool, and a bar provides the perfect opportunity for recreation. A spa wellness sauna invites residents to unwind, and a fully equipped fitness room caters to those with active lifestyles. The indoor garage and ample parking spaces ensures convenience for guests who have a car.

As you step into the villa’s grounds, a heated swimming pool awaits, complemented by an expansive garden and a multi-sport playground for tennis, football, and basketball enthusiasts. The summer kitchen beckons al-fresco dining, while outdoor lounges provide the perfect setting to soak in the surroundings. A pétanque/boules pitch adds an extra touch of leisure to the vast outdoor space.
Within a short drive from Mougins and other neighbouring Provençal towns, there is something for everybody at Villa Courteline. Chill out by the pool with a book in hand or go exploring on foot or by car.

**Accommodation:** *600m²*
*Ground Floor;*
Elevator
Entrance hall with guest cloakroom with WC
Living room space with sofas, armchairs, TV and sliding doors onto the terrace
Open fully equipped kitchen with top-of-the-range appliances, wine cellar and breakfast bar
Dining area with table and chairs seating 12
Office space
Bedroom 1: Double bedroom, dressing room, en-suite bathroom with bath, shower , washbasin & WC, Access to terrace with outdoor shower

*First floor;*
Elevator

Bedroom 2: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC
Bedroom 3: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC
Bedroom 4: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC
Bedroom 5: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC

*Garden level;*
Elevator
Bedroom 6: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC
Bedroom 7: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC
Bedroom 8: Double bedroom with King size bed 180cm bed, en-suite bathroom with shower washbasin & WC
Cinema room
Games room with bar, pool table/ billiard table, min-foot table
Spa Wellness with Sauna & Hammam
Fully-equipped gym
Laundry room Washing machine & Tumble dryer
Private parking & Garage

**Outdoor Features:** *3300m²*
Garden on different levels & terraces
Private heated swimming pool
Al-fresco dining area with table and chairs
Summer kitchen
Multi-sport playground for tennis, basketball and football
Barbecue
Furnished outdoor lounge
Pétanque / Boules pitch
Views
Private parking

**Features & Amenities:**
Sleeps 16: 8 bedrooms , 8 bathrooms & WC
Lift/ elevator
Wi-Fi Internet
Air conditioning
Advanced Home Tech system
Integrated sound system
Alarm system
Hairdryers
Open fully equipped kitchen with top-of-the-range appliances
Wine Cellar
Laundry room Washing machine & Tumble dryer
Cinema room
Games room with bar, pool table/ billiard table, min-foot table
Spa Wellness with Sauna & Hammam
Fully-equipped gym
Views
Multi-sport playground for tennis, basketball and football
Private heated swimming pool
Private parking

**Children:**
Children welcome
Cot/Crib/ Highchair on request

**Services Included in the Rental:**
Housekeeping 10-12h per week
All bath & bed linen (weekly change) on a two-week rental
Grounds and exteriors maintenance once a week
Pool maintenance (once a week)
Utilities – Electricity, Water, Gas
Local Tourist Tax "Tax de Sejour" included

**Extras Not Included in the Rental:** *on request when booking & subject to availability*
Refundable Security Deposit 10 000 € to be paid with the final rental instalment

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
Mandatory final cleaning starting from 600 € to be paid with the final rental instalment
Pool heating extra charge based on meter readings, payable locally. Price varies depending on the season (approx. 400 € per week)
Extra Maid service/ Housekeeping starting from 30 € per hour
Cooking/ Chef
Airport transfer
Cancellation insurance
Pre stocking of the house

**Please Note:**
A premium will be applied for festivals and special events in the region – *please ask for a quote*
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:**
Old Village Mougins 1 km walking & driving 1.3 km
Cannes 7.9 km
Grasse 12 km
Antibes 15 km
Juan la Pins 14 km
Beach Juan la Pins 15 km
Croisette Beach Cannes 8 km
Nice 30 km
St Paul de Vence 25 km
Biot 13 km
Monaco 52 km
St Tropez 76 km
Nice and airport 23 km
Italy 71 km

## Galerie



















































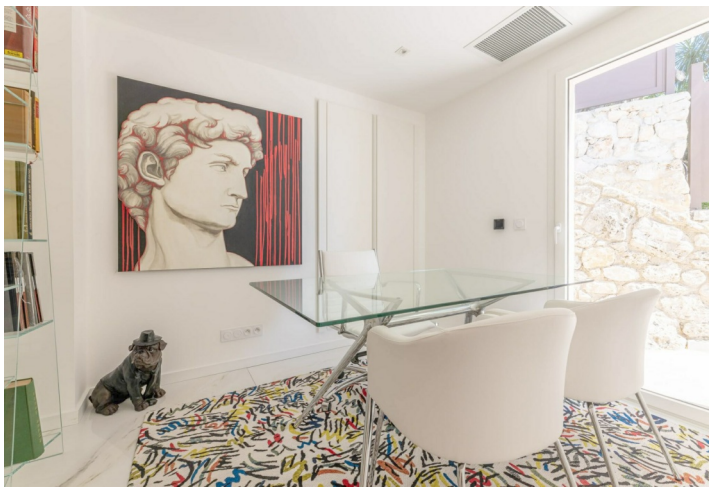






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