

A luxurious loft in a townhouse in Old Antibes

3 bedrooms, 2 bathrooms, 6 people

The Cote d'Azur Region

THE COTE D'AZUR has been known since the early nineteenth century as Europe's leading playground. As a holiday destination it is unsurpassed in the world, offering a beautiful stretch of coastline backed by the jagged peaks of the Alps, superbly maintained top class resorts, magnificent promenades and gardens, as well as a plethora of historic towns and ancient hilltop villages amid fabulous countryside ...and all of this with an exceptional climate, cuisine and wine.

The coastline is an ever-changing series of glimmering bays interspersed with rugged rocky peninsulas and dramatic cliffs falling straight into the sea. The coastal towns are renowned the world over. Cannes is a marvellous resort, to be visited not only for the superb location and star-studded Croisette, but also for its old town of narrow, cobbled streets leading up the Château and a fabulous panorama over the bay and offshore islands. Nice's Promenade des Anglais, old town and perched castle are equally enticing and, if boats are your passion, Antibes, complete with ancient ramparts, is the largest leisure port and home to a stunning array of yachts. Further south, there's quaint St. Raphael, lively Fréjus, chic Port Grimaud and Ste. Maxime and, of course, glitzy St. Tropez, with its endless bay and picture book port.

The coastal drive on the famous "Corniche" roads between Nice and Monaco will have you gasping at the spectacular views around every bend, while the impressive coast road from La Napoule to St. Raphael is full of dramatic scenery backed by the red, craggy mountains of the Esterel National Park. It is here you will find our nearest coastal beaches (25-30 minutes drive) with a choice of sheltered coves or glorious long sandy bays.

Here you will find white sandy beaches, quaint narrow streets, abundant nightlife, water parks and any number of attractions for families and young alike. Each village has something different to offer and all are well serviced by public transport.

The old village of Antibes ...

HOME to some of the largest private yachts in Europe, Antibes boasts a very large port and old town village. Quaint stone paved streets and alleys provide the tourist with hours of exploration. For those seeking tradition, or maybe just some fresh fruit and vegetables a Provencale market is held every morning in Market square, just opposite the Picasso museum.

This medieval village is shielded to the South/East by a wall, used originally to protect its inhabitants from passing sea voyagers. A short walk along the old town walls and you will find Gravette beach. This secluded beach is protected by wave barriers and is ideal for young children. A few minutes further along the old-town wall and you will find Salis beach, which serves as the grand entrance to the famous Cap d'Antibes. Cap d'Antibes is a millionaire's playground, boasting the most expensive real estate in the region. It is not uncommon for Hollywood celebrities to be spotted dining or relaxing in this secluded and tree-lined cape.

Antibes offers a wide choice in the evening, ranging from traditional Irish pubs, café bars and nightclubs to exquisite French, Italian and Asian cuisine. Most activity is centred around the old town, and is all within a stone's throw of our Antibes townhouse.

Antibes is a 15 minutes drive to Cannes, 25 minutes to Nice airport and about 1 hour to Monte Carlo, the Gorges de Verdon and St. Tropez.

... and Juan les Pins resort

ATTRACTING families and a younger crowd, Juan Les Pins is just a five minute drive from Antibes, but takes on a completely different personality. Boasting a 200-metre promenade that often plays catwalk to designs from Gucci to Versace, Juan Les Pins is ideal for the people-watching / beach-café tourist.

Juan Les Pins marks the beginning of a 2km stretch of beach that extends out to Golfe Juan to the West. The beach is natural golden white sand, and is well serviced by small sandwich outlets, bars, restaurants and private beach lounges.

The heart of the village is rich with restaurants, late night bars and nightclubs. For the romantic, a meal on the waters edge with your toes in the sand and the lights of Cannes twinkling in the background is hard to beat.

Juan Les Pins also offers a wide range of water sports and a number of activities for children such as go-karting and a fun parlour. In the centre of town you can find a range of designer label outlets and an array of swimwear boutiques. Here you will also be able to treat yourself to some of France's delicacies – paninis, crêpes and ice-cream!

The House Grounds

IT IS A CHARMING, traditional and newly renovated styled townhouse located in the authentic heart of the old village, in the calm carless medieval part on historical Greek and Roman ground.

Nestled neatly away from the noise in a quiet street but superbly situated nevertheless (still just seconds from where the action is), the townhouse has everything on its doorstep. The Picasso Museum in the Chateau Grimaldi and the impressive Roman Cathedral are incredibly nearby (150 meters). Just around two corners you can buy fresh food at the Provencale every days market as you'll be in no time at the white sand beaches (150m), the luxurious yacht-harbour (100m), in lovely restaurants, interesting shops or famous museums. When you're coming back you'll profit from the amazing atmosphere of this exceptional house in quietness. Just 150 meters away lies Gravette beach - a lovely sheltered sandy beach that benefits from a breakwater that makes it particularly safe for children.

It is also located near many bus stops and SNCF train station (with a T.G.V. stop) at 10mn walk, to all cities around. A vehicle is not necessary but a parking space, very close to the house (5mn walk, at the pleasure boat harbour), is also available for the tenant with an additional charge (see prices below).

The Accommodation

THE HOUSE offers a 1,130 sqft 3 bedroom apartment composed of one first independent floor (with 2 bedrooms, 1 bathroom and an individual WC) making it ideal for children and a nice wooden loft (on 3 levels) starting at the 2nd floor with the kitchen opening to the lounge/living room and a third bedroom (with a private shower room and WC), each room lying on its own level. All the apartment is decorated and furnished with care.

This bright and sunny apartment (because of several roof windows) is nevertheless cold even in summer because of the air conditioning situated in the loft area.

The kitchen is fully equipped with modern and recent domestic appliances as well as a microwave, electric oven/grill, hotplates (gas), washing machine, tumble dryer, dishwasher, fridge and freezer, with all the cutlery, utensils, glassware and tableware you're likely to need (including a teapot!).

In the living room, you will find a wide LCD TV with Satellite programs, a DVD player, and a HI-FI tuner. An Internet high-speed connection can be also provided (to read your emails) on demand. You can also find a safety deposit box.

With 3 double beds (one of them is on a mezzanine) and 2 shower/bathrooms, it comfortably accommodates 6 people making ideal for young couples and families.

Only blankets and pillows are provided for all the beds. You can rent a set of linen (towels and sheets) for extra cost (see additional charges below). The apartment will be cleaned prior your arrival. A cleaning

service can also be provided during your stay or on departure, if you wish (see additional charge).

The Climate

OUR CORNER of Provence (the coastal strip from Monaco to Marseille) has the best climate in France and arguably the best in Europe, being more temperate than the more Southerly parts of the continent. We enjoy over 300 days of sunshine a year and have the good fortune of benefitting from both the warming effect of the Mediterranean and the blocking effect of the Alps, so when the rest of France has bad weather, we often have bright sunshine and cloudless skies. Of course it can and does rain or we wouldn't have such beautiful, lush scenery, but it usually means a quick downpour from a storm and rarely lasts long.

The best time to visit depends very much on personal preference. With so much sunshine, you have a good chance it will be bright and sunny almost all of the time, so an escape to the Mediterranean from a bleak English autumn and winter makes an ideal break. You are more likely to have a day or so of rain between November and February than in July, but this is also when you benefit from the greatest contrast with N. Europe as daily temperatures can climb to over 20°C. April, May and September are warm and sunny (18-28°C), and if you like the hot days and fabulous long summer evenings, June to early September is the time to come, when temperatures invariably range from 20°C to 35°C. Swimming in the pool generally starts in mid-May and goes on until September, weather permitting, while you can swim happily in the sea from mid-late May into November.

Getting Here and Around

GIVEN the proximity to Nice airport (25 minutes), flying to Nice and hiring a car locally is becoming increasingly popular. There are many airlines operating a service to Nice from several cities in the United Kingdom. The cost of a return flight can vary from £70 to £250, so it is worth calling several travel agents or airlines. EasyJet can be contacted online www.easyjet.com or on Tel: 0870 6000000. Easyjet now have an easyrentacar service which is bookable online (there is no possibility to choose the car that you will receive). Car hire can also be arranged through all the main operators at Nice airport but tends to be cheaper if you book from England. We've found that National is one of the most

reasonable. I'm afraid that the system for picking up your car from Nice airport leaves a lot to be desired, regardless of the company chosen, so you will need to allow some time to go through this process.

For people who choose to land at Nice Airport, we can pick them up at their arrival to drive them to the apartment (free of charges).

How to Book

Please consult the pricing table on our website. All prices are in Euros, per week, fully inclusive of gas, electricity. For more than 3 weeks of booking, there is a 10% reduction. Options can be selected with additional charges (see below). The apartment is available all year long. In July and August bookings should be a minimum of two weeks, although one week bookings will be accepted when available between fortnightly occupancy. **All arrivals and departures should be on Saturday** but changeover day can be flexible. The apartment will normally be available to you **from 4P.M.** on the Saturday of your arrival; we ask you to kindly vacate **by 10A.M.** on the Saturday of your departure.

To make a reservation, simply email us or fill in the online web form. Once we receive your written confirmation together with a cheque for **20% deposit** on the total accommodation cost, we will send you confirmation of receipt of your deposit, an invoice for the balance due and all the information you will need prior to your arrival. We would advise you, at this stage, to take out travel insurance to cover eventual cancellation.

The balance is due 8 weeks (2 months) **before arrival**. We also require a **refundable damage deposit of €900** as a warranty **payable in cash** (foreign residents) or by bank cheque in Euros (french residents) the first day of the stay. **This deposit is refundable** upon departure or 10 days later **when house is found in faultless condition**.

All payments can either be made via bank cheque in Euros or bank transfer (all banking charges are the responsibility of the sender).

More information : <http://www.lescasmates.net/>

To contact us : Patrick ITEY
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Pricing

[PLEASE VISIT OUR WEBSITE]

- Rent a parking space: **+ €35 per week**
(for only one vehicle)
- Rent a set of linen: **+ €10 a week per person**
(towels and bed linens)
- Cleaning on departure: **+ €100**