

# ELEGANT ADDRESS Ltd

*Property search Experts Cote d'Azur*

Situated In Mandelieu, Cannes  
CN -VC



A stunning 3000 square foot villa furnished to an immaculate standard of neutral colouring, with full air-conditioning, heated infinity pool, and fitted with flat screen televisions throughout.

[www.elegant-address.com](http://www.elegant-address.com) [www.capferrat-elegant-address.com](http://www.capferrat-elegant-address.com) [www.cannes-elegant-address.com](http://www.cannes-elegant-address.com)  
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DETAILS ARE FOR REFERENCE ONLY AND NON CONTRACTUAL.

Tel: 0044 (0)1244 62 99 63/ Fax: 0044 (0)1244 60 90 10

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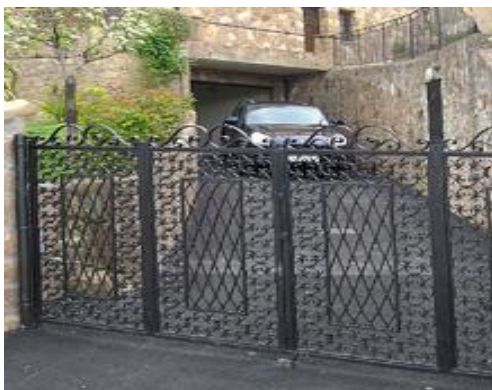
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Villa Mandelieu is a stunning luxury villa perfectly set up to accommodate your break in the South of France

Each room has amazing furniture and décor, and all main room, including all 5 bedrooms, are complete with SKY television.

**Kitchen:** Large solid oak kitchen with black granite work surfaces and larder fridge. A set of large glass doors overlooking the pool area. A stunning glass table with 6 place settings overlooks the pool area and SKY television is available on the large plasma television. Air conditioning.

**Drawing Room** A relaxed and open plan area with good seating and a 42" plasma TV with SKY. Also includes Bang & Olufsen sound system, with a range of CDs. This area has unparalleled views of Cannes Bay and surrounding areas and is a favourite place to relax. Large glass patio doors with access to the large balcony area. Air conditioning and Lutron lighting system.

**Lounge Area** A more formal lounge area with combined dining room is adjacent to the drawing room. This lounge area has beautiful sofas and a stunning glass dining table to seat 6 people, with air conditioning and access via large patio doors to outside balcony

**Bedroom 1** Air conditioned master bedroom on the first floor with super king size bed, ensuite bathroom, access to terrace with incredible views to Cannes and beyond. Ample wardrobe space and 42" plasma television. Luxury Egyptian cotton bedding .



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**Bedroom 2** Fully air conditioned second bedroom on the ground floor with king size bed, ensuite bathroom and private terrace and dining space. Large sofa within the room and triple wardrobe, allowing ample hanging space. Beautiful Egyptian cotton bedding.

**Bedroom 3** Again as with all rooms, bedroom 3 is finished to an outstanding standard and is fully air conditioned, complete with king size bed and ensuite, with access to terrace & garden.

**Bedroom 4** Air conditioned twin bedroom on ground floor with large ensuite bathroom and window overlooking pool area.

**Bedroom 5** Bedroom 5 also has twin beds and is on the ground floor, with standard air conditioning and ensuite bathroom. Access to large terrace and gardens.

**Downstairs Kitchen/Utility** For your guest convenience an additional, fully equipped kitchen is available on the lower level of the house, providing easy access from the pool for cold drinks, or for making tea or coffee. The kitchen/utility area is equipped with full washing and drying facilities and has a steam iron and ironing board.

**Pool Area** The pool is a modern and heated infinity pool that is approximately 13 meters long and has the sun for most of the day during the summer months.

**Balconies and Terraces** There are two levels of enormous balconies and terraces at villa Mandelieu, looking out over stunning views over the Bay of Cannes and beyond.

**Gardens** The gardens are extensive and immaculately maintained and include a large grass area, citrus fruit trees (perfect for adding to your G&T) and many interesting plants and flowers.



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