



FRENCH VIEW

EXCEPTIONAL PROPERTIES IN FRANCE

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A warm welcome to the 2016 edition of Knight Frank's French View featuring a handpicked selection of properties currently for sale throughout our network, as well as news and views from across France.

Since our 2015 publication, we have seen a notable turnaround in the French property market bringing about an impressive increase in transactions and, in certain locations, a modest uptick in prices. This activity has continued into 2016 and whilst there was a marginal (and somewhat expected) slowdown leading up to the British EU referendum, trading figures from across the network remain robust and the mood optimistic. Whilst it may be too early to foretell the ramifications of a British exit, the response among both buyers and sellers has been resilient with little fallout in the immediate aftermath of the referendum. International demand continues unabated including a significant number of British buyers who - despite Sterling's temporary weakness - recognise that France's appeal far outweighs any potential currency or political risk.

This year, we have also seen the opening of four new offices across the French network including Cannes and the Alpine villages of Val d'Isere, Méribel Village, and Courchevel Village. Bringing the total number of member offices to 21. These recent additions to our existing coverage of Paris, Provence, the Var, the Côte d'Azur, Gascony and the Alps underpin Knight Frank's on-going commitment to the French real estate market. Alongside our dedicated London team, we are determined to remain the international agent of choice delivering a supreme level of service and expertise unsurpassed in the market today.

We are particularly grateful to Frédéric Rouzaud, the CEO of Louis Roederer Champagne, and Alain Passard, founder of Arpège in Paris, for their gracious contribution to our editorial features; both men are venerated in their respective fields and share a deep rooted passion for the land and produce that clearly defines them. We thank them both for their enlightening insights and accepting our invitation to be interviewed.

We do hope you enjoy this year's edition and look forward to helping you on the sale or purchase of a property in France.



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INTERVIEW WITH Frédéric Rouzaud, CEO OF ROEDERER

by ZOE DARE HALL

As the seventh generation of his family to run the world-famous Louis Roederer champagne house, Frédéric Rouzaud has spent a life immersed in bubbles.

Rouzaud, the company's 49-year-old CEO, grew up playing hide and seek among the vines of the family's estate in Reims, home to many of France's biggest champagne houses.

After he graduated from the Paris Dauphine University, joining the family business immediately was out of the question – for all concerned. “There is an unspoken rule in my family that it's better to work elsewhere for at least a few years. In any case, I didn't want to work with my father when I was 22,” says Rouzaud.

Instead, he went to work as a trader for Auguste Thouard estate agency in their vineyards department. “It was one of the biggest estate agencies in France and I learnt a lot over those two or three years. I specialised in selling vineyards in Bordeaux and I sold two chateaux to my father – Deutz in 1993 and Chateau de Pez in 1995. Finally he was interested. I'd played a role in Roederer by selling him those chateaux and it was time for me to join the business,” he says.

And so Rouzaud rose the ranks over 20 years, becoming its managing director in 2006 – “My father decided to retire very young, at 63, and let me take over,” he explains – and its Chairman since last year.

Besides the 240 hectares that the company owns in Champagne – a region whose vineyards, wine



cellars and sales houses were recently granted UNESCO World Heritage Site status – the family have expanded their empire to include the Bordeaux estates of Chateau de Pez, Chateau Haut-Beausejour and Chateaux Pichon Longueville Comtesse. They also own Domaines Ott in Provence, Ramos Pinto in Portugal's Douro Valley and a further 230 hectares in Northern California. “My father developed the Californian vineyard from scratch in the 1980s,” he says. “The idea is to build slowly a little federation of contemporary wine artisans around Louis Roederer.”

His job is “to manage – or try to manage – all of that,” says Rouzaud, who also adds family life to the mix as a father of three children, aged two, 11 and 14, with his wife Sophie. He travels constantly between all of Roederer's estates – and acquiring a new one is invariably a delicate negotiation.

“Each chateau has its own manager, which in some cases such as Domaines Ott is still the family who have owned the chateau for generations. When buying a chateau such as Pichon or Ott, it is a meeting between two families. It's a very difficult decision for a family to sell those jewels, but they

are happier to sell to a company that is like them – family-run, with a long history and a desire to improve the estate.”

Champagne may be a luxury item and big business – Louis Roederer exports three million bottles a year, including around 400,000 bottles of its legendary premium brand, Cristal, to 80 countries and the family's worth is estimated at

€700m – but it is also a business rooted in French history and heritage.

Roederer celebrates its 140th anniversary this year, founded initially as Dubois Père & Fils before being taken over and renamed by Louis Roederer in 1833, when it became the official wine supplier to Tsar Nicholas II's Imperial Court of Russia. Cristal

was so-named because of the transparent and luminous lead-crystal bottle used to house the best cuvée reserved for the Tsar.

And perhaps it's something of an oxymoron, but for Rouzaud this is also a business born out of passion – for the terroir and the landscapes and for striving to create the best champagne possible. Key to that is Roederer's pride in being one of the only remaining family-run, independent champagne houses.

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“We meet a lot of artists and we are interested in the process of creating art. It provides a bridge between them and our artisanal work,”

“Sometimes the decision I make isn’t the best one financially, but my family gave me the task of putting Louis Roederer in the best condition for the next 20 or 30 years, not to look only at the profits for the next three months,” he says. “If I decide the quality of the Cristal isn’t right, financially it’s not a good decision but for quality and the image of Cristal, it’s important for the long term.”

Being a family business enables them to bring a long-term vision to what they do, says Rouzaud. “If you want to produce the best wine in the world, you need time because good wine comes from great terroir. You need at least 20 years to get good grapes in a vineyard. That gives us time for creativity and time for research – and that’s important. If you have two financial guys looking over your shoulder, you’ll make mistakes. You’ll still produce a good wine but not the best.”

Undoubtedly the best part of his job, he says, is to be hands on with the wine production all year round: “Going into the vineyards, tasting the grapes at harvest and deciding the perfect day to pick them, then doing the blending after the harvest. The core of our soul and blood is to be behind the product. Our philosophy is to produce the top wine possible in every area we’ve invested in.

“We want to show the magic of the grape terroir through our range, whether it’s in our Cristal, the oldest of our grands crus, or our ‘entry level’ wines - though I hate that phrase – in which half the grapes come from our estate and half from

the estates belonging to our select partners,” Rouzaud explains.

Roederer presented the fruits of a different kind of partnership recently, in its first new launch since its Cristal Rosé in 1974. Rouzaud teamed up with the French designer Philippe Starck to create a Brut Nature Millesime champagne. The 2006 vintage was launched in 2014 and the 2009 vintage is due to go on sale this September.

“Philippe loves champagne – he told me he was drinking a magnum a day with his wife – and he is a big fan of Brut Nature, which is a very small category of wine,” says Rouzaud. “He’s not a technician, so he wasn’t there every day tasting it, but over the six years that we worked together, we had regular conversations and it was interesting to have this kind of discussion and to hear another vision.”

Through the Louis Roederer foundation, which supports contemporary artists, art plays an important role in Rouzaud’s working life. “We meet a lot of artists and we are interested in the process of creating art. It provides a bridge between them and our artisanal work,” he says. “For us, the artist in our job is nature. It gives us the colours and the raw materials and we try to interpret it with our wine. The artistic world is not so different from ours in some ways.”

He has no more celebrity collaborations on the horizon, but Rouzaud’s focus is firmly on the next vintage. “It’s always a work in process, seeking if possible to increase the quality and purity,” he says. “It’s impossible to say what makes Roederer unique as it is the sum of so many details. It’s a

lot of work, but champagne is a great wine. The bubbles are one element, but the quality of the wine is so important before it becomes sparkling.”

You can’t help but wonder that if your work requires drinking champagne day in and day out, can it still seem special after all these years? Rouzaud is adamant that champagne still tastes “magical” to him. “I drink it every day for work but also for pleasure. If I didn’t still love it, I wouldn’t drink it.” And where would be the most magical place to drink it? “It’s not so much a place as who I would drink it with – friends and family who I am happy to share champagne with. The place is also important, though – an amazing view of a landscape from the middle of the vineyard.

To choose one of his vineyards above the others would be like having to choose a favourite child, however. “The estates are like babies. I share my time equally among them all and each of them is unique and magical,” he says.

“Champagne can’t be produced anywhere else. Domaine Ott overlooks the Mediterranean Sea and the Porquerolles islands. Our Bordeaux vineyards have beautiful views of the Gironde, across places such as Pauillac and St-Julien. It’s a region that brings a specific climate of humidity and freshness that’s unlike anything else. When there, you feel the wine can only be good.”

In every wine he produces, he says, “there is a sense of place in every bottle”. And with that he is off to distil a little more of the essence of Reims for the delectation of champagne lovers around the world.

ALAIN PASSARD

by ZOE DARE HALL

Opposite the Musée Rodin in Paris's 7th arrondissement, an artist of a very different nature is at work. Alain Passard – the chef and owner of the three Michelin star restaurant Arpège – is busy morning to night creating new dishes for the delectation of his diners.

He doesn't limit his creativity to the kitchen, however, as Passard also owns the neighbouring art gallery, L'Arrière Cuisine, where he displays his own work, including collages and sculpture. What is immediately obvious when you see his the fruits of his imagination – whether on a plate or canvas – is that his passion lies in something that has traditionally been quite alien to carnivorous French culture: vegetables.

Passard has made vegetarian cooking fashionable. He was in New York recently and says vegetables are now back on the menu in the best restaurants. His à la carte dishes include beetroot sushi flavoured with geranium oil, celery tagliatelle with parmesan and thyme sauce and he is most famous for his apple rose tart, whose apple is twirled to resemble rose buds. His lunchtime tasting menu promises a stroll through the vegetable world – 'une balade légumière' – that will stimulate all the senses.

"Many things inspired me to focus on vegetarian cooking – the colours, the smells... I can make paintings and collages. That's what I love about vegetables," says Passard, who, this year, celebrates his 60th birthday, 30 years of Arpège and 20 years with three Michelin stars.

Seasonality is the key to his cooking, so besides the apple rose tart, he is reluctant to name any 'signature' dishes as nothing stays on his menu for long. "When I began as a chef, there was no respect for seasonality. Vegetables were of poor quality. I wanted to improve



on that," he says. "Where I grew up in Brittany, I learnt from a young age to respect the seasons and nature and to only eat products that are organic. You don't eat tomatoes or strawberries in winter. You need to have a respect for vegetables. They are a living thing and it's a cuisine that is always renewing itself."

Born in the small Breton town of La Guerche-de-Bretagne, Passard began his career at 14, working under the three Michelin-starred Breton chef Michel Kéréver at Le Lion d'Or in Liffré. At 21, he joined Alain Senderens at L'Archestrate (which Passard later bought and turned into Arpège – a name inspired by avid saxophone player Passard's second passion: music). It was Senderens who taught him something he would take to heart: get out of the kitchen and look at what's around you.

To read the menu at Arpège is to take a journey through the countryside of Northern France – Sarthe, Flandres, Morbihan. The provenance of every ingredient Passard uses in his restaurant (including the veal, lamb and volaille – as not all his dishes are vegetarian) is personally known to him.

He lives in Paris, not far from his restaurant. "I love Paris. It's a city that breathes creativity. It rejuvenates

me," he says, describing Paris as his 'rendez-vous' with culture. But whenever he wants to escape the city, he visits his three gardens – one near Le Mans and two in Normandy – whose organic produce stocks the pantry at Arpège.

He describes the feeling as he stands in his garden that overlooks Mont St Michel.

"I feel an energy there. I rediscover the perfumes, the flavours and the light of my childhood. I love the sense of space, the softness and the silence. It's a marvellous place for creativity."

As you might expect from someone so inspired by nature, he is not impressed by distracting bling. The façade of Arpège is so discreet, you could

walk past the building without realising it houses one of Paris's most prestigious restaurants. Inside, with its 1930s Art Deco features, is similarly "sober", says Passard. "I just want to focus on the essentials, which is the delicateness of the cuisine."

For now, Arpège is his culinary focus. "I look no further than the bottom of the saucepan or the plate," he replies when asked about the future. That's just how he likes it. "I cook all the time – to relax and to inspire. It's the best job in the world."

"I just want to focus on the essentials, which is the delicateness of the cuisine."



Rue Fabert, 7th

PARIS

Located on the fourth floor of a 1930s building, this beautiful apartment offers an exceptional view of the Invalides, Montmartre and the Grand Palais.

GUIDE PRICE
€2,730,000

ACCOMMODATION INCLUDES:

- Reception room
- 2 bedrooms
- 2 bathrooms
- Cellar
- Lift
- Approximately 120 sq m



Rue de Rivoli, 1st

PARIS

Located on the sixth floor of a grand building with a doorman, this apartment offers fabulous views of the Tuileries gardens, the Louvre and the Eiffel Tower.

GUIDE PRICE
€3,500,000

ACCOMMODATION INCLUDES:

- Reception room
- 2 bedrooms
- 2 bathrooms
- Cellar
- Views of the monuments of Paris
- Approximately 127 sq m





Boulevard Saint-Germain, 6th

PARIS

Beautiful apartment located on the third floor of a fine 19th century building with a lift, ideally situated on Boulevard Saint-Germain. Outstanding communal parts facing Rue de Seine.

GUIDE PRICE
€3,150,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 2 bedrooms
- 2 bathrooms
- Cellar
- Balcony
- Approximately 148 sq m



Avenue de Suffren, 7th

PARIS

Beautifully renovated apartment situated on the seventh floor of an early 20th century building, offering fantastic views of the Eiffel tower.

GUIDE PRICE
€3,290,000

ACCOMMODATION INCLUDES:

- Reception room
- Master suite with dressing room
- 2 bedroom suites with walk-in wardrobes
- Approximately 135 sq m





Near Castéra Verduzan

GASCONY

Exceptionally high-grade restoration of a period stone building in a private rural setting and with independent accommodation for family or guests in a Pigeonnier tower. Beautiful vistas of the surrounding countryside.

GUIDE PRICE
€1,100,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- Stables with 5 loose-boxes
- Fenced paddocks
- In all about 22.5 hectares



Near Beaumont de Lomagne

GASCONY

Set within mature landscaped parkland, an elegant and most impressive 18th century former hunting lodge of the Counts de Toulouse adapted to meet modern family living over two levels. Ideal for equestrian lovers.

GUIDE PRICE
€1,150,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 5 bathrooms
- Staff cottage
- Swimming pool and tennis court
- In all about 24 hectares





Near Castéra Verduzan

GASCONY

Sophisticated family house of great charm and beauty offering privacy and splendid vistas toward the Pyrenees. Set in delightful grounds with a separate pool garden as well as the reflecting waters of a spring-fed lake.

GUIDE PRICE
€1,695,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms
- 5 bathrooms
- Guest house
- Swimming pool
- In all about 3.5 hectares



Near Vic Fezensac

GASCONY

Glorious historic chateau dating in part to the 13th century and believed to have only changed hands twice in its history. Beautifully restored by the present owners with an additional tower for restoration (Listed ISMH).

GUIDE PRICE
€1,500,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 6 bathrooms
- Original Renaissance fireplaces
- Charming countryside views
- In all about 8.5 hectares



Picture PERFECT

Les Alpilles invokes a warm feeling in the heart of those who have witnessed first-hand its rugged exterior coupled with its accommodating nature. Recognised by the dramatic vistas granted by the mountain range that spans through the Parc Naturel, the landscape was established as an environmental piece de resistance in a series of oil paintings by Van Gogh. Yet beyond this fine backdrop is a finer charm that erupts from its bustling villages and towns, opening its

arms to international guests, and cementing the region as a global sweetheart.

Occasionally, a property emerges that matches these celebrated qualities and perhaps surpasses them. With sharp lined interiors that echo the jagged massif, and elegant grounds that provide space to entertain your guests, this truly exceptional masterpiece takes glowing reviews from even the harshest of critics. For additional information please visit: www.knightfrank.com/RSI160463





Aix-en-Provence

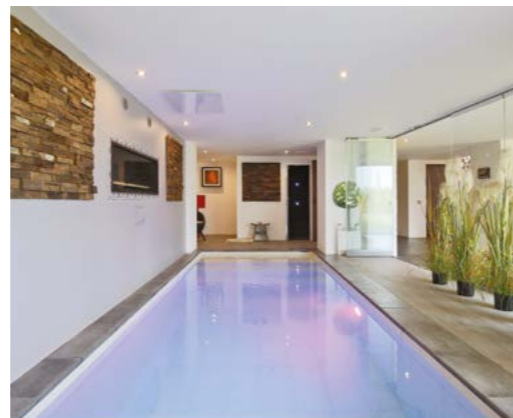
PROVENCE

Dating back in part to the turn of the 20th century, a fabulous recently restored property enjoying a peaceful setting and lovely views over the countryside.

GUIDE PRICE
€4,750,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 6 bedrooms
- 6 bathrooms
- Indoor and 2 outdoor swimming pools
- Winter lounge with removable glass windows
- In all about 2 hectares



St Rémy de Provence

PROVENCE

Magnificently appointed old Mas located within a short distance from the centre of St Rémy. Recently renovated by the renowned architect Paul Anouilh with high quality fixtures and fittings.

GUIDE PRICE
€5,000,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Golf green
- Tennis court
- In all about 1.8 hectares





Serres

PROVENCE

Stunning Provençal wine estate set within approximately 22 hectares of land close to Mont Ventoux, enjoying a privileged position and producing a high quality range of red and rosé wines.

GUIDE PRICE
€3,350,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 6 bedrooms
- 5 bathrooms
- Staff apartment
- Swimming pool
- 15 hectares of vineyards of which 12 hectares are AOC 'Ventoux'



Oppède

PROVENCE

Lovingly restored 18th century property in the heart of Oppède-le-Vieux offering ample accommodation across three buildings, intimate landscaped gardens and beautiful views over unspoilt countryside and the Luberon.

GUIDE PRICE
€2,595,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 3 bedrooms
- 3 bathrooms
- Caretaker's house
- Swimming pool with pool house
- Garage for 4 cars



Les Voiles de ST TROPEZ

by ZOE DARE HALL

St Tropez has been synonymous with eye-catching glamour since the Fifties, ever since teenage screen siren Brigitte Bardot stole the limelight on Pampelonne beach and Club 55 became – and still is – the must go-to beach club for global jet-setters.

Every September, there is another reason to stop and stare in St Tropez and that's during the week that Les Voiles de St Tropez comes to town. The world-famous sailing regatta, now in its 18th year, is a pivotal part of the yachting calendar, along with the likes of Antigua and Cowes.

Unlike any other regatta, though, it presents a unique opportunity for classic boats and modern super-yachts to compete together in a week of racing – and for their 4,000 or so crew members to let their hair down in the after-hours festivities.

This year's event will see 300 boats take to the bay of St Tropez, their vast white sails set spectacularly against the backdrop of the village's facades that take on a coppery glow in the Autumn light.

About half of the participants are classic boats, including some of the world's most beautiful sailing yachts – and some of them more than 100 years old. Among these “old ladies” of yachting, ones to watch this year include Tuiga, the flagship of the Yacht Club of Monaco, Mariska, a member of the Société Nautique de Saint Tropez and Hispania, which was launched by the former King of Spain, Alfonso XIII, in 1909, and recently restored to her former glory.

These remarkable museum pieces provide a glimpse into an elegant past era of yachting and require crews who understand and respect each boat's heritage and tradition as they race to win the prestigious Rolex trophy. They also need to compete with the best of breed today, which includes ultra-modern and high-tech one-off yachts known as Wallys, made by the Monaco-based boat-builder, Luca Bassani. There are also the titans of 24 metres and above in the Maxi class, which routinely sees My Song (a Nauta 70) and Solleone (Swan 90) battle it out for the trophy.

“It's the only major regatta where you see classic



Ph Gilles Martin-Raget/SNST



and modern racing together like this. St Tropez's harbour is usually reserved for motor yachts, but for this week only each year, they all leave so that these magnificent sailing boats can take their place,” comments Maguelonne Turcat, the event's spokesperson, who says the whole town becomes consumed by the regatta, with bars, restaurants and shops all playing a part in the festivities and hotels booked out far in advance.

Les Voiles began life in 1981 as ‘la Nioulargue’ – “a mad challenge”, as described by the event's founder and owner of Club 55, Patrice de Colmont, between two yachts, Ikra, a 12m JI and Pride, a Swan 44. To save money on buying a marine map, they used a road map and in the blue area marked ‘Golf of St Tropez’, drew out the course starting at the Portalet tower – one of the town's three remaining towers in its ancient ramparts – and finishing in front of Club 55 on Pampelonne beach. “We named it the Club 55 cup, then forgot all about it until the following September when the American owner of Pride turned up seeking revenge and various other boats wanted to join in the challenge,” says de Colmont.

After the second year's event, it was decided that it couldn't be a real regatta without Maxi yachts, so de Colmont initiated what he describes as the “biggest bluff in global yachting”. He faxed the Aga Khan, president of the Costa Smeralda Yacht Club, saying that the Yacht Club of Saint-Tropez – which didn't exist – would like to open up its regatta to owners of Maxi yachts and could he organise a meeting. Within 24 hours, he was on a private plane to Sardinia. Soon after, the yacht crews arrived to an exuberant welcome –

dinners, wild nights out, boules matches, beer and croissants at 8am – and the regatta became an official fixture on the yachting calendar.

“Now it has become a peak date in the calendar”, says Turcat. “It's a chance to drink, be happy and enjoy the party atmosphere, but in a very respectful way. It's a very different scene to the crowds and VIPS who flock to St Tropez in summer. During Les Voiles, almost everyone in town is associated with the regatta in some way. Everyone you meet in the street is wearing the uniform of their boat.”

Many others enjoy the spectacle from the surrounding hilltops. “Even if you can't go on the water, you can see it from all the roads around. It's very easy to get a good view,” Turcat adds.

The on-shore social side to Les Voiles has always been as energetic and colourful as the racing. The event's organisers call it an “exceptional alchemy”, bringing together the love of sailing with the innate pleasure of partying.

The Thursday night fancy dress parade sees everyone take to the streets in costumes ranging from cavemen to Star Wars characters. There are parties every night, rugby, arm-wrestling and tug-of-war in the Place de Lices, plus the long-standing boules competition and a giant Savoyard fry-up.

Partying has always been a cornerstone of the regatta. De Colmont describes it as a chance for the people of St Tropez to let loose after a frenetic summer season, but in a way that's authentic to them and based around a celebration of the water. “There is no commercial goal and every form of extravagance is welcome,” he says. That certainly sounds like St Tropez.



FRANCE

Grimaud

COTE D'AZUR

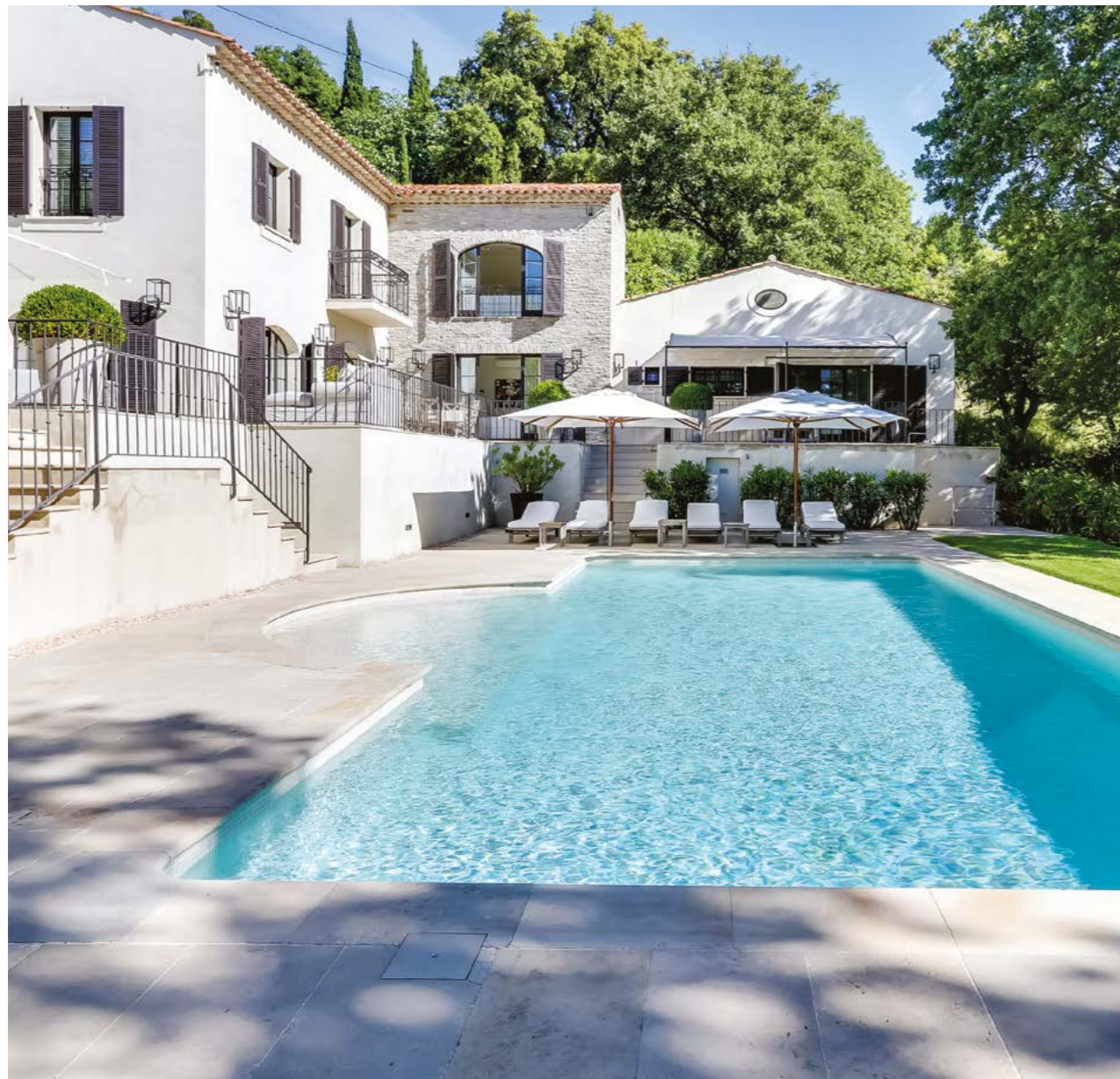
Fabulously presented villa ideally situated between Grimaud and Sainte-Maxime, offering spacious and bright accommodation with enviable views over the glistening waters of the Bay of St Tropez.

GUIDE PRICE
€3,900,000

ACCOMMODATION INCLUDES:

- Reception room
- 4 bedrooms
- 4 bathrooms
- Infinity swimming pool
- Several terraces
- Landscaped garden





La Garde-Freinet

COTE D'AZUR

Beautiful villa recently built with high quality materials and presented in splendid condition, ideally located within a short distance of the village, offering well-presented accommodation with a lovely garden.

GUIDE PRICE
€3,480,000

ACCOMMODATION INCLUDES:

- Reception room
- 4 bedrooms
- 5 bathrooms
- Independent guest house
- Summer kitchen
- Views over the countryside



Lorgues

COTE D'AZUR

A simply stunning private country estate set in the heart of the Var, enjoying panoramic views beyond its own beautifully landscaped gardens over the surrounding countryside, AOC vineyard and olive groves.

GUIDE PRICE
€3,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 7 bathrooms
- Additional Bastide and caretaker's cottage
- Swimming pool with pool house
- In all about 9.5 hectares of land with 4 hectares of AOC vineyard





Mougins

COTE D'AZUR

Newly renovated Bastide located in the sought after village of Mougins offering dramatic panoramic views of the sea and countryside. Set in beautifully landscaped gardens with several terraces.

GUIDE PRICE
€3,950,000

ACCOMMODATION INCLUDES:

- Reception room
- 4 bedrooms
- 4 bathrooms
- 1 bedroom pool house
- Swimming pool
- Landscaped garden



St Paul de Vence

COTE D'AZUR

Enjoying sensational panoramic views over the countryside to the glimmering Mediterranean, this fantastic villa offers wonderfully appointed and extensive accommodation within stunning landscaped gardens.

GUIDE PRICE
€4,700,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 7 bedrooms
- 7 bathrooms
- Guest house
- Infinity swimming pool with Jacuzzi
- Summer lounge





Castellaras

COTE D'AZUR

Beautiful, recently built Provençal Bastide finished to the highest standard and located in a small gated residence between the villages of Mougins and Valbonne.

GUIDE PRICE
€7,850,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 4 bedrooms
- 4 bathrooms
- Heated swimming pool with pool house
- Large covered terraces
- Landscaped garden



Castellaras

COTE D'AZUR

Spectacular villa located in a secure residence in the sought after Castellaras area between Mougins and Valbonne. The villa has been finished to an exceptional standard and offers panoramic countryside views.

GUIDE PRICE
€10,500,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Gym with sauna
- Outdoor lounge and dining areas
- Swimming pool





Grasse

COTE D'AZUR

Charming 18th century Bastide entirely renovated to a high standard, ideally located in a calm area enjoying a panoramic view across the rolling countryside and towards the Mediterranean.

GUIDE PRICE
€3,950,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 8 bedrooms
- 6 bathrooms
- Summer kitchen and lounge area
- Swimming pool
- Tennis court



Châteauneuf de Grasse

COTE D'AZUR

Stunning country home in the heart of Châteauneuf de Grasse enjoying a tranquil setting within convenient distance of the coast. Enchanting and gently sloping landscaped gardens with olive grove.

GUIDE PRICE
€8,500,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- 2 guest houses
- Caretaker's apartment
- In all about 1.8 hectares





Le Rouret

COTE D'AZUR

A property of exceptional character and historic interest nestled in this discreet and picturesque location offering spectacular gardens and stunning mountain views. Complete with an olive grove of approximately 500 trees.

GUIDE PRICE
€15,000,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 5 bathrooms
- Guest house
- Caretaker's house
- In all about 44 hectares



Opio

COTE D'AZUR

Renovated Bastide-style villa ideally located in the quiet area of Opio. Offering spacious living accommodation over three floors and beautifully presented gardens enjoying views of the surrounding countryside.

GUIDE PRICE
€1,390,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 4 bathrooms
- Swimming pool
- Covered lounge area and summer kitchen
- Carport





FRANCE

Cannes Croisette

COTE D'AZUR

Luxurious penthouse apartment ideally situated on La Croisette offering spectacular panoramic views over the Bay of Cannes. Exceptionally renovated to the highest of standards and spilling onto impressive south-facing terraces.

GUIDE PRICE
€14,500,000

ACCOMMODATION INCLUDES:

- Reception room
- 4 bedrooms
- 4 bathrooms
- 2 storage cellars
- 2 underground garages
- Approximately 227 sq m





Eze-sur-Mer

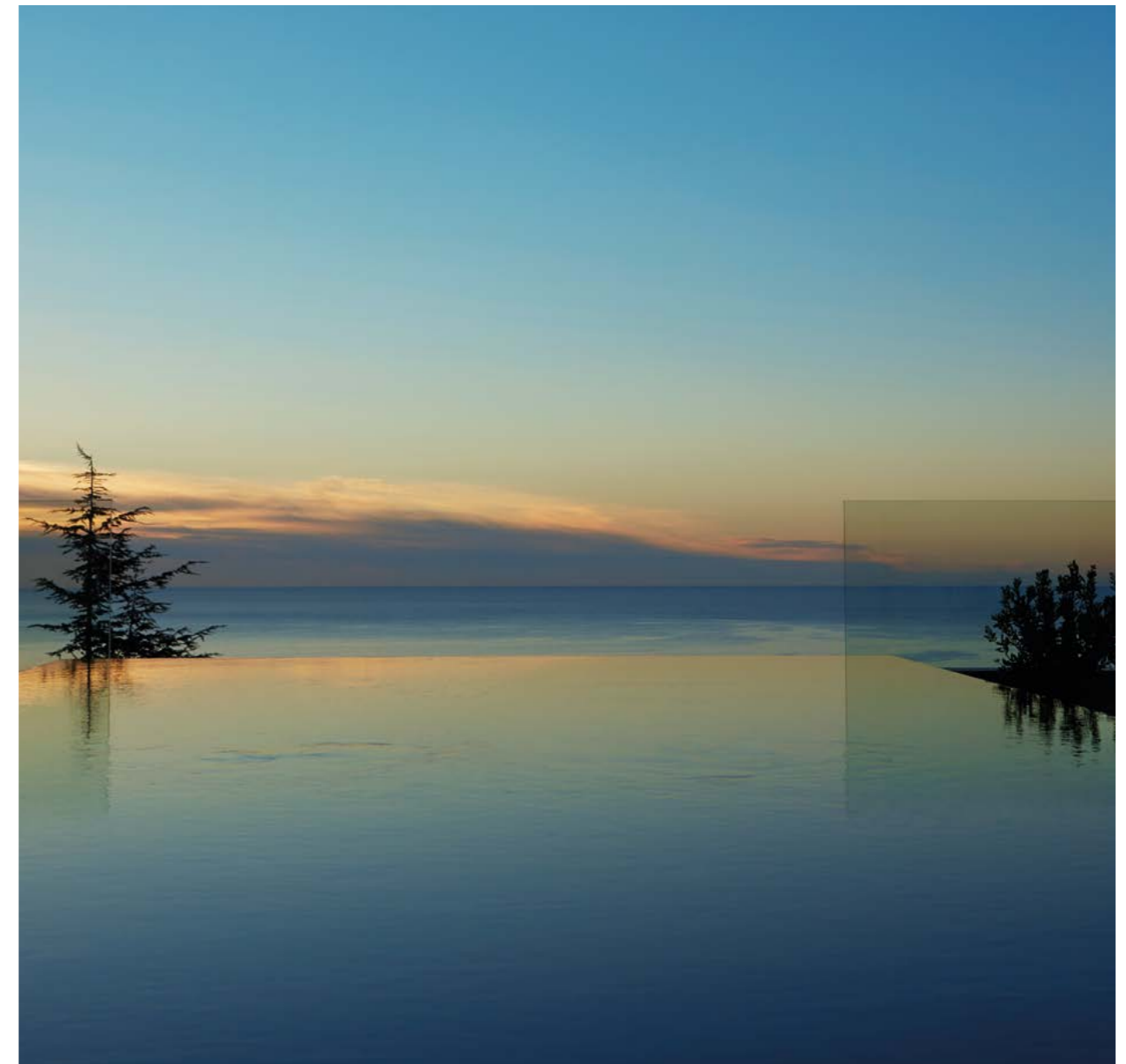
COTE D'AZUR

Beautifully refurbished contemporary villa set on the hillside of Eze benefiting from gorgeous views of the coastline and sea. Exquisitely presented throughout offering bright and spacious accommodation.

GUIDE PRICE
€8,500,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Swimming pool
- Superb sea views
- Landscaped garden



Beaulieu-sur-Mer

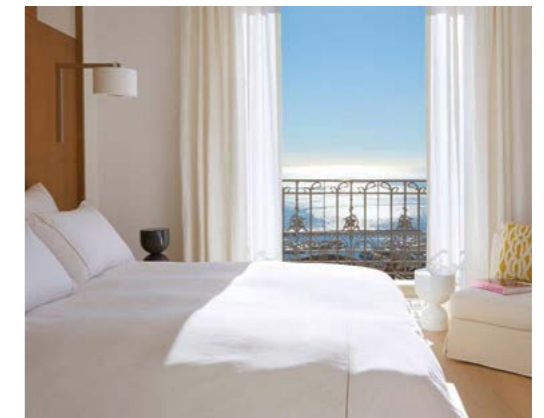
COTE D'AZUR

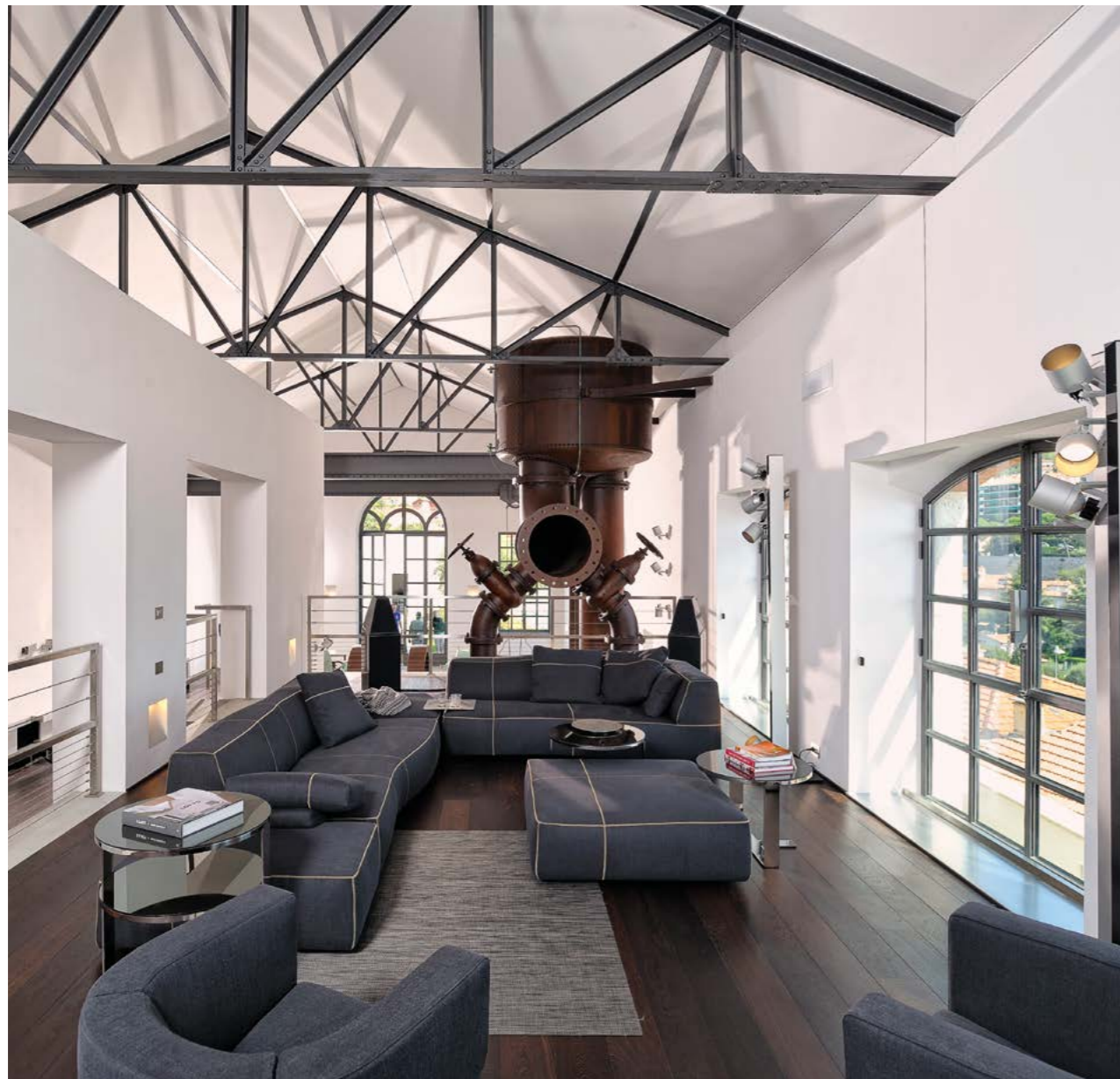
Stunning Belle Epoque villa tastefully completed to the highest international standards. Set in an elevated position in this highly sought after location allowing for outstanding views of the sea and Cap Ferrat.

GUIDE PRICE
€8,900,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 4 bedrooms
- 4 bathrooms
- Cinema room and gym
- Heated swimming pool
- Garage and wine cellar





FRANCE

Villefranche-sur-Mer

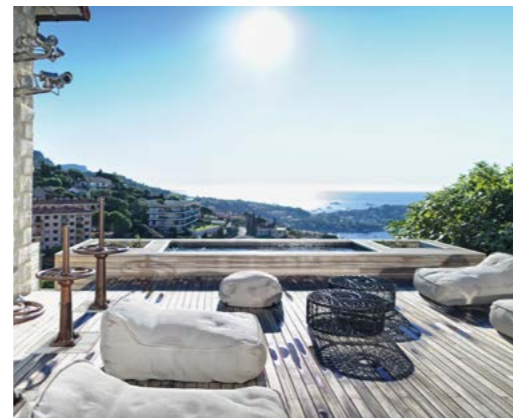
COTE D'AZUR

Formerly a water-cleaning pump station, this truly unique villa has been beautifully and carefully renovated to incorporate ultra-modern interiors whilst retaining many of its enchanting original features. Spectacular views over Cap Ferrat.

GUIDE PRICE
€8,500,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 4 bedrooms
- 4 bathrooms
- Guest apartment
- Swimming pool and hot tub
- Outstanding sea views



Beaulieu-sur-Mer

COTE D'AZUR

Truly beautiful villa offering extensive accommodation that spills onto beautiful terraces and gardens. Enjoying panoramic sea views to Saint-Jean-Cap-Ferrat and beyond from a privileged position over the Port of Beaulieu.

GUIDE PRICE
€10,900,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms
- 6 bathrooms
- Guest house and apartment
- Caretaker's house
- Swimming pool



LE Grand BLEU

The legendary oceanographer Jacques Yves Cousteau once said, 'The sea, once it casts its spell, holds one in its net of wonder forever'. When one stands on the hilltops of Col d'Eze, it is truly impossible to not be enchanted by the extraordinary vistas over the Mediterranean. Soaring high above the azure waters of the French Riviera and encompassed by a national park, the property sits nestled amid exquisitely manicured grounds with inviting terraces and elegant lawns.

If you are able to pull yourself away from the allure of its graceful accommodation, the magician's hand is completely revealed. Sumptuous flora reigns

over the slopes, with meandering pathways lined by fragrant roses, date palms, orange and lemon trees winding towards the picturesque village of Eze. Whilst recognising the natural beauty of the estate, one cannot neglect its equivalent handcrafted assets including a remarkable amphitheatre, a 25m swimming pool, and an inspiring tennis court.

If you can imagine yourself sitting amongst friends and family celebrating this extraordinary home, then pinch yourself – 'No, you're not dreaming'. For additional information please visit: www.knightfrank.com/RSI140533





Jaillet

MEGEVE

Charming renovated chalet located in the heights of Megève on the edge of a ski slope. Harmoniously combining authenticity, comfort and modern decoration with stunning views of the Mont Blanc.

GUIDE PRICE
€5,500,000

ACCOMMODATION INCLUDES:

- Reception room
- 5 bedrooms
- 5 bathrooms
- Wellness area with swimming pool
- Outdoor Jacuzzi
- Ski room and garage



Combloux

MEGEVE

Magnificent newly built luxury chalet, inspired by traditional architecture with a stunning modern interior design. Set in a quiet location with views of the surrounding mountains and within a close distance to the Princess ski slopes.

GUIDE PRICE
€7,350,000

ACCOMMODATION INCLUDES:

- Reception room
- 7 bedrooms
- 7 bathrooms
- Indoor swimming pool
- Home cinema/games room
- Terraces





Rochebrune

MEGEVE

Superb chalet ideally situated about 1.5 km from Megève and about 800 m to the Rochebrune ski slopes, offering beautifully presented modern accommodation. The chalet was completed in spring 2016 and can qualify for a VAT (20%) rebate if the buyer becomes a 'loueur meublé'.

GUIDE PRICE
€6,800,000

ACCOMMODATION INCLUDES:

- Reception room
- 6 bedrooms
- 6 bathrooms
- Cinema room and gym
- Indoor swimming pool
- Garage



Les Moussoux

CHAMONIX

Stunning newly built alpine chalet. Constructed to the highest modern standards providing two interconnecting chalets. Situated in Les Moussoux, Chamonix, offering beautiful panoramic views of the surrounding mountains.

GUIDE PRICE
€7,000,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 8 bedrooms
- 8 bathrooms
- Guest chalet
- Outdoor Jacuzzi
- Underground parking





Les Houches

CHAMONIX

Situated in the sought after Chavants area of Les Houches, this charming chalet offers well-presented accommodation set over four floors with lovely views of the valley. Fully refurbished and extended in 2000.

GUIDE PRICE
€1,495,000

ACCOMMODATION INCLUDES:

- Reception room
- 5 bedrooms
- 4 bathrooms
- Balcony
- Large storage room
- Large south facing garden



Les Bois

CHAMONIX

Superb chalet in Les Bois completely renovated throughout. Built using local wood and contemporary materials offering truly magnificent accommodation full of character with stunning views of the mountains.

GUIDE PRICE
€6,950,000

ACCOMMODATION INCLUDES:

- Reception room
- 5 bedrooms
- 5 bathrooms
- Home cinema and gym
- Outdoor Jacuzzi and sauna
- Wine cellar





Courchevel 1850

COURCHEVEL

Ski in ski out duplex apartment in one of the most prestigious residences with swimming pool and underground parking. Ideally located for easy access to the centre of the village.

ACCOMMODATION INCLUDES:

- Reception room
- 4 bedrooms
- 4 bathrooms
- Swimming pool
- Fitness area and sauna
- Approximately 180 sq m



Courchevel 1850

COURCHEVEL

Flagship Courchevel chalet built to the highest standards located approximately 750 m from the heart of the village and perfectly situated for access to and from the pistes, offering beautiful views across the valley.

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Cinema room
- Swimming pool/spa complex
- Ski room





Courchevel 1550

COURCHEVEL

Contemporary terraced chalet located in the Brigues area of Courchevel Village. The chalet sits in the middle of a trio of ski in ski out chalets and is built to exacting standards.

GUIDE PRICE
€4,000,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Cinema room
- Underground parking
- Outstanding views



Méribel Village

MÉRIBEL

Located close to the ski slopes and all the amenities of Méribel Village. This new development offers six apartments set in a quiet area with beautiful south facing views over the mountains.

GUIDE PRICES
From €795,000

DEVELOPMENT INCLUDES:

- Reception room
- 2 to 3 bedrooms
- 1 to 3 bathrooms
- Balcony
- Covered parking
- Approximately 54 to 103 sq m





COMPUTER GENERATED IMAGES FOR INDICATIVE PURPOSES



FRANCE

Méribel Village

MERIBEL

Brand new, exclusive development in Méribel Village ideally situated in a prime location close to the slopes and the centre of the village with its amenities. Reduced purchase costs and VAT rebate subject to conditions.

GUIDE PRICE
€4,820,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 6 bedrooms
- 5 bathrooms
- Balcony
- Ski room and cellar
- Garage



Méribel-Burgin

MERIBEL

Exceptional ski in ski out chalet located in a private area on the edge of the forest and next to the pistes. Offering beautifully presented accommodation with outstanding views of the surrounding mountains.

ACCOMMODATION INCLUDES:

- Reception room
- 6 bedrooms
- 6 bathrooms
- Spa area with Jacuzzi and sauna
- Ski room
- Large south facing terraces





FRANCE

Val d'Isère Centre

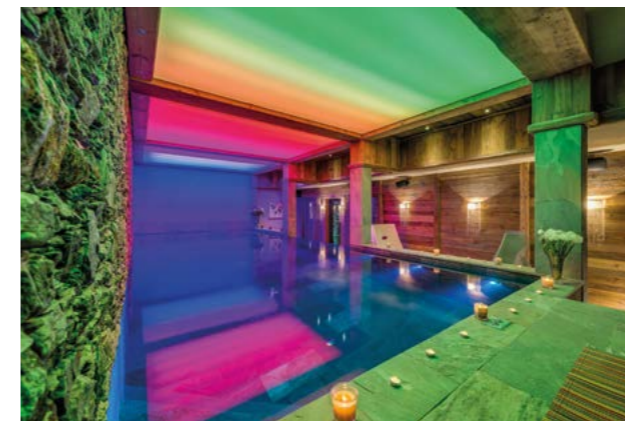
VAL D'ISERE

Fabulous chalet ideally located about 500 m from the slopes in a private area composed exclusively of new chalets. Built to very high standards and offering luxurious and contemporary accommodation throughout.

GUIDE PRICE
€9,000,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 7 bedrooms
- 6 bathrooms
- Indoor swimming pool
- Sauna, Jacuzzi and fitness room/gym
- Natural climbing wall





FRANCE

Val d'Isère Centre

VAL D'ISERE

Arguably the most stylish chalet for sale in Val d'Isère with approximately 500 sq m of living space distributed over four levels. Set in a prime central location, it offers easy access to all amenities and skiing.

GUIDE PRICE
€13,500,000

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 6 bedrooms
- 6 bathrooms
- Indoor swimming pool
- Spa area with hammam, sauna and massage room
- Gym, solarium and Jacuzzi



Thonon-les-Bains

LAKE GENEVA

Architect-designed with some remarkable touches, this modern and contemporary property located in the charming lakeside town of Thonon-les-Bains combines an elegant feel and ambience with stunning views over Lake Geneva.

GUIDE PRICE
€1,995,000

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 bathrooms
- Library
- Atrium with beautiful views
- Outdoor swimming pool
- Jacuzzi





FRANCE

Excevenex

LAKE GENEVA

A true masterpiece dwelling, offering total privacy in a secluded location. This exclusive lakefront jewel faces directly over the gleaming expanse of Lake Geneva and offers a spacious main home, a caretaker house and the possibility to build another guest house.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Caretaker's house
- Private harbour
- Approximately 600 sq m of living space
- Approximately 2.25 hectares of land



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OUR GLOBAL FOOTPRINT



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