

# PROVENCE CÔTE D'AZUR VIEW

A selection of the finest properties in Provence and the Côte d'Azur



# CONTENTS

Welcome	1
A Selection of Sold Properties	2
Provence	4
Côte d'Azur	22
Monaco	54
Global Reach	56
Contacts	57

# WELCOME

**Mark Harvey**  
Head of the French Network



We are delighted to welcome you to the 2015 edition of Provence Côte d'Azur View featuring 44 pages of the finest properties for sale in this ever popular region of France.

With an established network of eight offices covering the area between Avignon to Aix-en-Provence and St Tropez to Monaco, Knight Frank is proud to boast the largest and most experienced residential network in the region. This strong local presence is complemented internationally by Knight Frank's dedicated London based resource offering clients from all over the world a marketing platform and residential know-how that is second to none.

After a few challenging years for the French residential market, we are delighted to report some encouraging signs of activity across the region. Transactions are on the rise and we are beginning to see growing confidence for French real estate as an alternative to other asset classes. The weaker Euro, improving economic indicators within the Eurozone, record low interest rates and recent price depreciation are compelling buyers to reconsider the significant lifestyle advantages a home in Provence has to offer.

We do hope you enjoy reading Provence Côte d'Azur View and we look forward to assisting you with the sale or purchase of a property in France.

**Mark Harvey**  
*Partner*  
mark.harvey@knightfrank.com  
+44 20 7861 5034





ST REMY DE PROVENCE



Guide Price €3,100,000

EYGALIERES



Guide Price €3,250,000

LE THOR



Guide Price €990,000

BONNIEUX



Guide Price €1,272,000



Guide Price €795,000

ROUSSILLON



Guide Price €1,190,000

NEAR GORDES




Guide Price €849,000

MENERBES



Guide Price €3,350,000

TERRE BLANCHE



Guide Price €2,995,000

LA CROIX VALMER



Guide Price €2,900,000

OPIO



Guide Price €1,990,000




Guide Price €2,490,000

VALBONNE



Guide Price €5,100,000

MOUGINS



Guide Price €3,950,000

CANNES



Guide Price €2,990,000

CAP D'ANTIBES



Guide Price €8,900,000



# PROVENCE:

*Soft and tender,  
despite its  
brilliance*

Artists have been painting in Provence since prehistoric times and throughout the subsequent centuries. Examples of this rich artistic history can be found across the region in nearly every village and city.

Dramatic scenery, the inspiration for so many, abounds - from the rugged Haute Provence to the beautiful coastline. The French Riviera was, at one time, a favourite winter health resort of the British upper classes and by the mid-19th century, its reputation as a playground for the world's cultured and wealthy was firmly established.

Provence in the summer is idyllic, warm and dry - gentle breezes carrying the scent of wild thyme and rosemary in the air. In the winter months those gentle breezes can turn savage, as the infamous mistral wind rips through the landscape. Yet the mistral, with its fearsome reputation, is in fact a positive force and one of the reasons the area is such a magnet for artists. The force of mistral literally removes dust and impurities from the air. The effect greatly increases visibility giving the region its particular and exceptional quality of light. Matisse described the light as 'soft and tender, despite its brilliance'.

The names of the artistic residents drawn like moths to this light reads like a who's who of modern art: Signac, Cézanne, Renoir, Monet, Manet, Bonnard, Van Gogh, Monticelli, Braque, Dufy, Munch. Their legacies remain distributed through the region's museums, art galleries and in some rather more unusual locations.

Saint Paul de Vence nestles in the hills of Provence overlooking the sea. This medieval village is famous for the 1920's café turned hotel, the Colombe d'Or. The Colombe d'Or was well known for accepting sketches, paintings and sculptures from cash-strapped artists to settle bills. Since their guests included the likes of Picasso, Léger and Miro, the resulting collection rivals that of many major museums. Baldaccinis' thumb sculpture guards the entrance, a self-portrait by Picasso hangs over the bar and works by Matisse line the walls. Perhaps the most impressive piece is a beautiful mural by Léger specially designed for the terrace.

Art is an intrinsic part of life in Provence, providing both subject, circumstance and patronage in equal measure. The tradition is as strong today as it has ever been with nearly every village from hillside to coast boasting some sort of energetic artistic or creative enterprise.





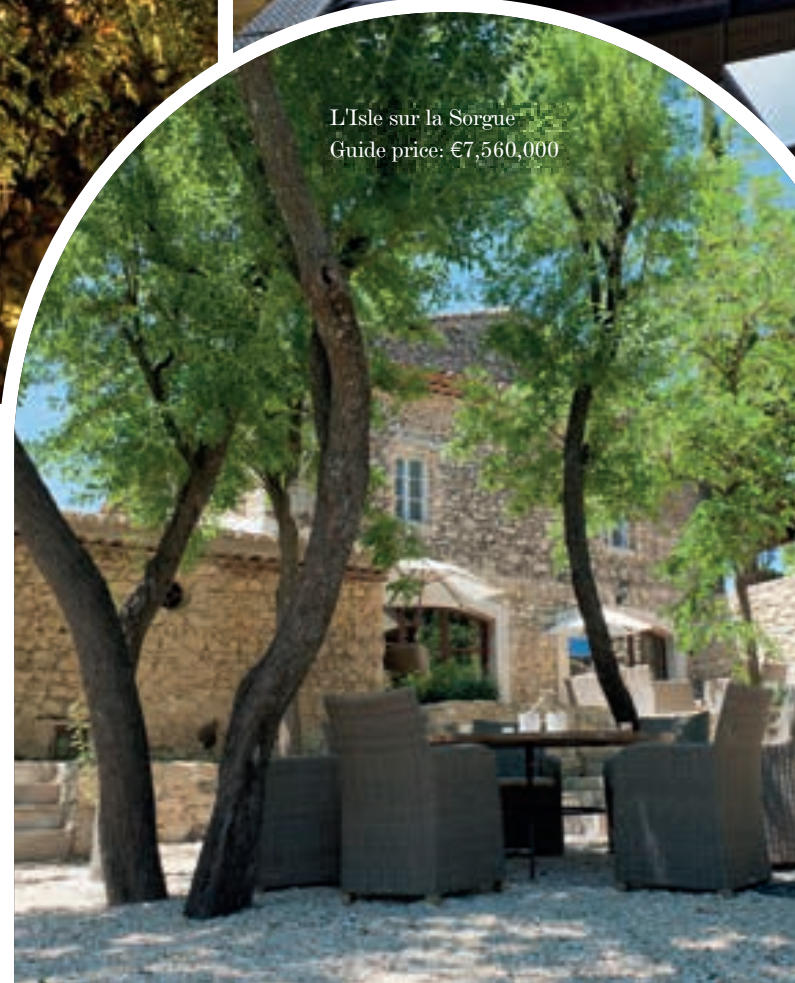
Gordes  
Guide price: €2,225,000



Oppède  
Guide price: €5,500,000



Vaison  
Guide price: €1,500,000



L'Isle sur la Sorgue  
Guide price: €7,560,000



Oppède  
Guide price: €1,460,000

# Warm reception

For many years the Luberon and Alpilles have paved the way for the French tourism industry, setting an international benchmark for hosting travellers and guests alike. Whilst much has centred upon the regions vineyards, olive groves and breath-taking panorama, Provençal property owners are increasingly opening their doors to those looking to enjoy French country living at its finest.

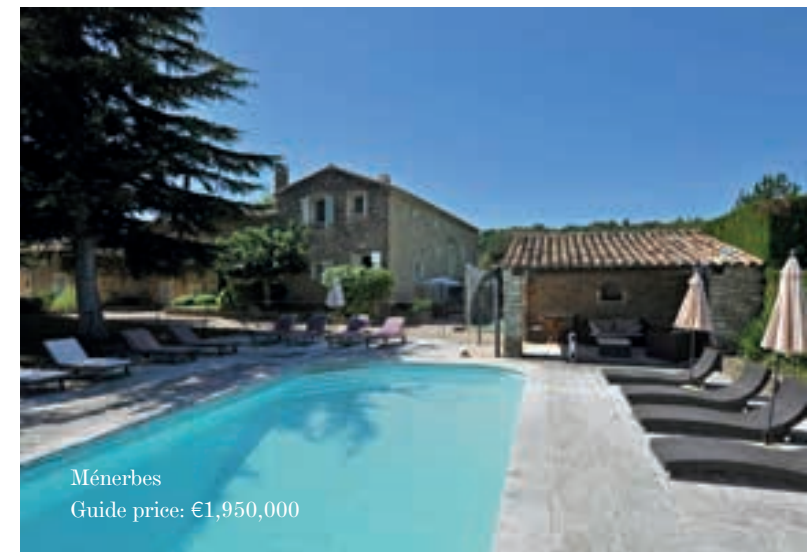
Extensively protected to maintain its enchanting flora and fauna and its rural character, an increasing number of “chambres d’hôtes” are springing up throughout the region offering visitors a personal and authentic experience from the comfort of their own homes.

And so arises a new generation of homes fit to accommodate a wide manner of increasingly global guests and travellers, whilst managing to preserve the integrity of the area. With global accessibility, being a sign of the times, Provence looks likely to remain in a class of its own for many years to come.

For additional information on any of the properties featured please visit: [www.knightfrank.com](http://www.knightfrank.com)



Joucas  
Guide price: €2,960,000



Ménerbes  
Guide price: €1,950,000



L'Isle sur la Sorgue  
Guide price: €2,435,000



St Rémy de Provence  
Guide price: €2,950,000





NEAR GORDES

In an area of outstanding natural beauty with unparalleled views and privacy, this Mas of exceptional proportions and character has been the subject of an exhaustive reconstruction to deliver a home of exceptional international standards seldom found in rural areas of France. In all about 13 hectares.

Accommodation includes:

- ♦ 5 main reception rooms
- ♦ 7 bedrooms
- ♦ 7 bathrooms
- ♦ Guest house and apartment
- ♦ Pool house and garage
- ♦ Tennis court







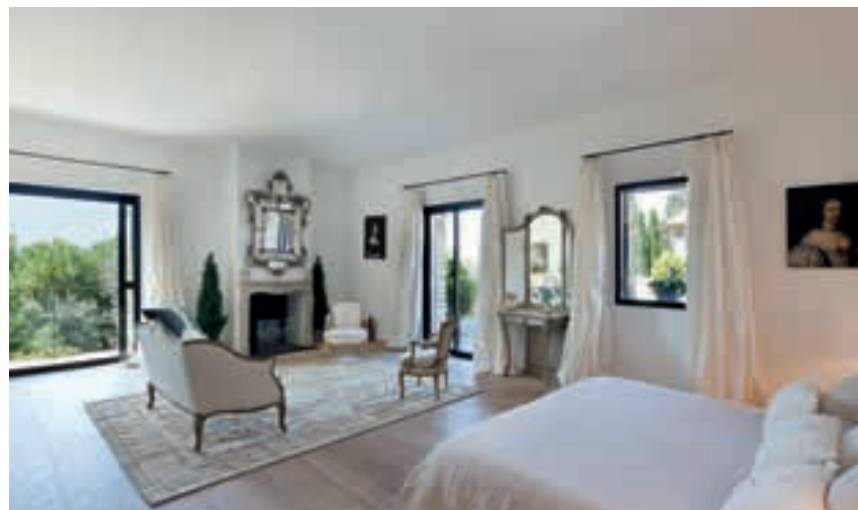
## GORDES

Spectacular Provençal home in an intimate and private setting amongst carefully crafted mature gardens, a short distance from the village of Gordes. Beautifully presented contemporary accommodation throughout and outstanding views of the surrounding countryside.

Accommodation includes:

- ♦ 4 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Summer lounge, sauna and games room
- ♦ Outdoor and indoor swimming pool
- ♦ Wine cellar, fitness room and double garage

**Guide price €4,450,000**



## NEAR GORDES

Exceptional property set in approximately 15 hectares with a vineyard and olive grove, set over three floors offering exceptional and beautifully presented accommodation. Intimate and charming walled garden enjoying panoramic views of the Luberon.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Staff apartment
- ♦ Swimming pool
- ♦ Outbuilding







SIVERGUES

Remarkable private retreat enjoying an exceptional setting amid stunning grounds, offering outstanding accommodation with unique architectural details. Breathtaking views of the surrounding countryside.

Accommodation includes:

- ♦ 4 reception rooms
- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ Guest house
- ♦ Caretaker's cottage
- ♦ In all about 35 hectares

Guide price €3,950,000

L'ISLE SUR LA SORGUE

Remarkable historic estate offering significant development potential across four buildings with planning permission for three further houses set against a backdrop of the Luberon and offering an olive grove, lavender fields and truffle oaks.

Accommodation includes:

- ♦ 3 bedroom main house
- ♦ Sizeable guest house
- ♦ Caretaker's lodge
- ♦ Outbuilding
- ♦ Swimming pool
- ♦ In all about 7 hectares



GORDES

An enchanting Provençal estate in the heart of the Luberon, set in about 15 hectares of beautiful landscaped gardens and grounds. Located within striking distance of the beautiful medieval hilltop village of Gordes.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ 2 bedroom guest cottage
- ♦ 2 bedroom staff apartment
- ♦ Boxes, manège and horse trails

Guide price €4,400,000





CABRIERES

An imposing home conveniently located in the heart of the charming village of Cabrières some 8 kms from Gordes. Offering wonderful entertaining and living spaces.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 5 bathrooms
- ♦ Swimming pool
- ♦ Pool house with summer kitchen
- ♦ Large double garage

Guide price €1,895,000



L'ISLE SUR LA SORGUE

Remarkable Mas offering charming and authentic accommodation that spills into beautiful gardens. Located a short distance from the delightful town of L'Isle sur la Sorgue and within easy reach of Avignon TGV station.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 5 bedrooms
- ♦ 4 bathrooms
- ♦ Swimming pool
- ♦ Outdoor entertainment areas
- ♦ Landscaped gardens

Guide price €1,250,000



L'ISLE SUR LA SORGUE

Magnificent property set in a peaceful environment and located within a short distance from the centre of L'Isle sur la Sorgue, offering two separate farmhouses; one being of a classical style and the other with a more contemporary feel.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 8 bedrooms
- ♦ 5 bathrooms
- ♦ Swimming pool
- ♦ Outbuildings
- ♦ Landscaped mature parkland

Guide price €2,200,000



LAURIS

Positioned at the foot of the south Luberon in a tranquil and private setting, this beautifully refurbished Mas offers exceptional quality and high tech amenities. Enjoying beautiful countryside views towards Aix-en-Provence.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 4 bedrooms
- ♦ 3 bathrooms
- ♦ Swimming pool
- ♦ Office
- ♦ In all about 13 hectares

Guide price €2,400,000





CUCURON

Beautiful 18th century Provençal farmhouse ideally situated between Lourmarin and Cucuron, enjoying sensational countryside views of the surrounding vines. Wonderful accommodation and delightful gardens.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 4 bedrooms
- ♦ 4 bathrooms
- ♦ Office
- ♦ Swimming pool
- ♦ In all about 2.68 hectares

Guide price €2,350,000



ST REMY DE PROVENCE

Enchanting Provençal Mas ideally positioned near the heart of the charming town of St Rémy, offering wonderfully decorated accommodation that spills into gorgeous gardens. Stunning countryside views towards Les Alpilles.

Accommodation includes:

- ♦ Double reception room
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Infinity swimming pool
- ♦ Pool house with summer kitchen
- ♦ Remarkable Mediterranean garden

Guide price €2,650,000



ST REMY DE PROVENCE

Positioned within approximately 6 kms of St Rémy, this magnificent property offers delightful accommodation within enchanting grounds comprising a beautiful lake, olive trees and lovely woodland.

Accommodation includes:

- ♦ 4 reception rooms
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Guest house
- ♦ Swimming pool with pool house
- ♦ In all about 10 hectares



MAILLANE

Located within easy reach of Maillane and St Rémy, this beautifully modernised property sits within mature landscaped gardens and offers generous accommodation and ample entertaining space.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 5 bedrooms
- ♦ 3 bathrooms
- ♦ Swimming pool
- ♦ Exceptional pool house
- ♦ In all about 2.3 hectares

Guide price €2,950,000





# A GLASS OF LIGHT & Colour

Provence is the oldest winegrowing region in France. Although the exact time that viticulture began in France is difficult to date, we do know that 2,600 years ago the Phocaeans founded Marseilles and brought with them their own grape vines. Since then the traditions of winemaking have developed and spread across France.

Provence is blessed with superb natural conditions for viticulture: lots of sunshine, not too much rain, a diverse landscape, warm days and cool evenings. Even the famous Mistral wind, although fierce, keeps the vineyards dry, free of pests and the skies clear. The indigenous wild shrubs, lavender, thyme and rosemary all influence the character of the wines.

Provence is most famous for its light, dry pink rosé, which is the benchmark by which all rosé production is measured. But the region's wineries also produce remarkable reds and precious whites famed for their lightness and subtlety. The largest wine appellation is Côte de Provence, which is further subdivided into four main areas: Sainte-Victoire, Fréjus, La Londe and Pierrefeu. Next in size are the appellations of Côteaux d'Aix, Côteaux Varois de Provence, Les Baux de Provence, Cassis, Bandol, Palette and Bellet. The newest and most northerly of the Provence AOC's is Pierrevet.

The region of Cassis specializes in white wines – which, although famous, are frustratingly difficult to come by outside the region. These wines are wonderfully crisp and elegant offering intense aromas of citrus, peach, honey and dried herbs.

Some say you can even taste the salt of the Mediterranean!

To the east of Cassis lies Bandol – famed for its intense and glorious red wines. Bandol also produces some wonderful whites and a very flavourful rosé. But it is on the reds that its reputation rests. Bandol wines are subject to the strictest rules in France, the appellation “Bandol AOC French wine” is truly the mark of a prestigious product. The motto in Bandol is “grow little but grow well.”

The earliest wines produced in the world were not ‘red’ as we think of red wine today, rather they would have been pale pink in colour closer, in fact, to the famous rosé wines of Provence. So, it is somehow reassuring to know that there is more than a little history in each and every glass.





# Beautiful by name *Beautiful by nature*

Spectacular in every way, Villa Belle-Vue sets a new benchmark for luxury living and contemporary design. Introduced to the St Tropez scene in the early 1900s, Belle-Vue exudes an elegance from a bygone era. Delicately placed to enjoy enviable views over the shimmering waters of the Côte d'Azur from Sainte Maxime to the southern Alps, the villa proudly dominates the Bay of St Tropez.

The grand proportions and timeless exuberance of the Belle Epoque era are supplemented with a contemporary interior to establish a home that flows effortlessly from excellence to pure perfection. Moreover, its sophisticated heart spills to its periphery where the property rests amid alluring Mediterranean gardens and terraces. With an indivisible level of class from yesteryear to the present, Villa Belle-Vue sits proudly as one of the finest properties on the French Riviera.

For additional information please visit: [www.knightfrank.com](http://www.knightfrank.com)







ST TROPEZ

An exquisite Provençal style villa in a commanding position on Cap Camarat, Ramatuelle, with breathtaking sea views across the bay of Pampelonne, towards St Tropez. Close to some of the finest beaches on the Côte d'Azur.

Accommodation includes:

- ♦ 6 reception rooms
- ♦ 10 bedrooms
- ♦ 10 bathrooms
- ♦ Staff accommodation
- ♦ Swimming pool
- ♦ Helipad



ST TROPEZ

Superb waterfront villa ideally located in a very private estate offering beautifully presented contemporary accommodation together with stunning panoramic views of the sea.

Accommodation includes:

- ♦ Reception room
- ♦ 6 bedrooms
- ♦ 5 bathrooms
- ♦ Independent studio
- ♦ Infinity edge swimming pool
- ♦ Large terraces







SAINTE MAXIME

Exceptional property enjoying an elevated position with stunning panoramic views over the Bay of St Tropez and beyond. Immaculately presented throughout with a charming landscaped garden.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Infinity swimming pool and Jacuzzi
- ♦ Home cinema room
- ♦ Garage and cellar



GASSIN

Attractive villa ideally located in a quiet area on the outskirts of the village of Gassin, offering bright and spacious accommodation with beautiful views of the surrounding countryside and the sea.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Infinity swimming pool
- ♦ Lovely garden
- ♦ Views towards the Bay of St Tropez

Guide price €3,500,000



GASSIN

Magical character house set in the heart of the prestigious medieval village of Gassin, enjoying incredible panoramic views towards the Croix Valmer coastline and mountains.

Accommodation includes:

- ♦ 4 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Guest apartment
- ♦ Heated swimming pool
- ♦ Landscaped garden

Guide price €3,600,000





LA GARDE FREINET

Beautiful country retreat of exceptional quality situated close to a picturesque medieval village in the hills above the St Tropez peninsular, with spectacular far-reaching views.

- Accommodation includes:
- ♦ 2 reception rooms
  - ♦ 7 bedrooms
  - ♦ 6 bathrooms
  - ♦ Caretaker's villa
  - ♦ Swimming pool
  - ♦ Covered dining area with summer kitchen

Guide price €4,500,000



LA GARDE FREINET

Architect designed contemporary villa ideally set in a private, tranquil and unspoilt setting offering beautiful country views. Potential to develop the basement area into further living space (subject to planning).

- Accommodation includes:
- ♦ 2 reception rooms
  - ♦ 3 bedrooms
  - ♦ 1 bathroom and 2 shower rooms
  - ♦ Swimming pool
  - ♦ Large terraces
  - ♦ In all about 2.5 hectares

Guide price €1,895,000



LA GARDE FREINET

A charming and entirely private Provençal estate a short distance from the village, nestled in one hectare of landscaped gardens, enjoying exquisite countryside and mountain views.

- Accommodation includes:
- ♦ 3 reception rooms
  - ♦ 5 bedrooms
  - ♦ 5 bathrooms
  - ♦ Guest cottage
  - ♦ Caretaker's cottage
  - ♦ Swimming pool with pool house

Guide price €2,400,000



VILLECROZE

Elegant country estate set on a rare secluded plot, renovated to international standards. It offers sophisticated contemporary living in a most tranquil and unspoilt location.

- Accommodation includes:
- ♦ 2 reception rooms
  - ♦ 4 bedrooms
  - ♦ 4 bathrooms
  - ♦ Gate house
  - ♦ Salt water swimming pool
  - ♦ Extensive terracing

Guide price €2,950,000





LORGUES

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

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

Guide price €3,950,000



GRIMAUD

Beautiful Provençal style Bastide set in magnificent grounds dating back to the 19th century. The property offers room for further renovation and the potential for extension subject to planning.

- Accommodation includes:
- ♦ 2 reception rooms
  - ♦ 4 bedrooms
  - ♦ 4 bathrooms
  - ♦ Staff accommodation
  - ♦ Swimming pool
  - ♦ Covered terraces

Guide price €1,700,000



GRIMAUD

Well-presented family villa offering extensive and elegant accommodation set within mature grounds. Located close to Grimaud and within convenient reach of St Tropez.

- Accommodation includes:
- ♦ Double reception room
  - ♦ 6 bedrooms
  - ♦ 4 bathrooms
  - ♦ Guest apartment
  - ♦ Swimming pool
  - ♦ In all about 0.3 hectare

Guide price €2,450,000



NEAR GRIMAUD

Beautifully renovated villa offering spectacular 360 degree views of the surrounding countryside and green hills, whilst sitting in a calm and pleasant environment.

- Accommodation includes:
- ♦ 2 reception rooms
  - ♦ 4 bedrooms
  - ♦ 4 bathrooms
  - ♦ Swimming pool
  - ♦ Garage and pool house
  - ♦ Landscaped garden

Guide price €2,350,000



# A CELEBRATION *of Good Living*

**I**t is no secret that the French simply adore a good festival and nowhere in the country is this national passion more energetically expressed than in Provence. Throughout the year festivals take place for everything from lemons, to jasmin or roses, donkeys, wine, chestnuts, truffles, dance (Vaison la Romaine) and of course music. There is a festival for every musical taste: jazz (Jazz à Juan), opera (Chorégies d'Orange – which is also the oldest festival in France, the Aix-en-Provence Festival), rock, pop,

blues (Avignon Blues), world (La Fiesta des Sud, Marseilles) and medieval music (Véraison Festival). You name it and, in Provence, they probably have a festival for it.

Provence has a magnificent cultural history that reaches back over hundreds of years, as demonstrated in its architecture, which, even in small villages can be breathtaking and provides ideal settings for its many events. But it was during the 1940's that Provence began the significant period of cultural regeneration for which it is most famous today. It was

then that the Aix Festival of Opera and the Avignon Festival of Theatre were both established and the Cannes Film Festival was re-launched – blazing a trail for many others.

The variety of cultural and artistic celebration throughout the region adds a sense of exhilaration to the routines of daily life in the villages, towns and cities. It is, perhaps, reassuring to know that Provence, as an area of outstanding natural beauty, is protected by a number of PNR (Parc Naturel Régional) and consequently there are strict laws protecting the scenery and

heritage as well as establishing sustainable economic development in the area. For all its sophistications, there is still a natural pace and rhythm of life to be found in Provence. Many of the local festivals seem to echo these natural rhythms – celebrating, as so many of them do, the seasons and seasonal produce.

To live in Provence is a delight for the senses: the touch of warm sun, the taste

of refreshing wine and delicious food and the heady perfumes of wild herbs in the countryside. The Provençales are virtuosi in the art of good living. Festivals here are an extension and expression of this very healthy passion – a celebration of life itself. And so in Provence, it would seem that there is a festival for almost everything...even a festival celebrating dried and decorated gourds!







Castellaras  
Guide price: €4,850,000

Cap d'Antibes  
Guide price: €6,900,000



Cap d'Antibes  
Price on Application



Cannes  
Guide price: €4,900,000



Castellaras  
Guide price: €12,500,000



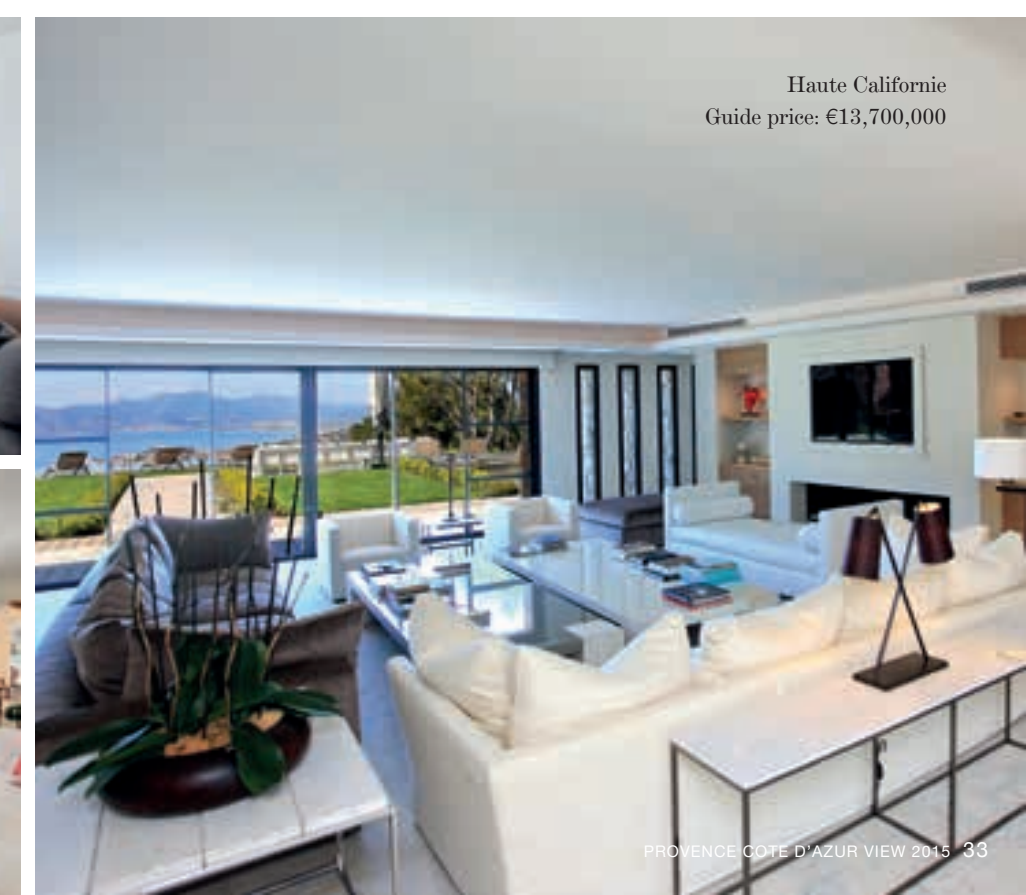
Théoule sur Mer  
Price on Application



Cannes Californie  
Guide price: €8,950,000



Mougins  
Guide price: €23,000,000



Haute Californie  
Guide price: €13,700,000

# Interior by design

Long has the concept of a holiday home been a seductive idea. With an increasingly global presence, the French Riviera has transformed into one of the most sought after shorelines not only in Europe, but across the world. With this has come an influx of diverse styles and design that has fashioned an almost unparalleled level of luxury. Renowned interior designers and architects from Scandinavia to New York are flocking to the region, eager to put their mark on an energised and rousing market. Gone are the days when buyers were exclusively searching

for authentic and charming seaside properties. Now the global concentration is directed more towards high quality interiors with an almost metropolitan mood – mimicking the beloved bravura of their respective urban residences. That said, the desire, as always, remains for gorgeous sea views, light filled living spaces and exceptional locations – a quality that is sought after by those looking to create that ultimate holiday home.

For additional information on any of the properties featured please visit: [www.knightfrank.com](http://www.knightfrank.com)



## THEOULE SUR MER

Situated in a private gated domain, this exceptional waterfront villa delivered to the highest standards offers elegant and free-flowing open plan living. Attractive terraced gardens, heated feature swimming pool with private water and port access.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Swimming pool with Jacuzzi
- ♦ Pool house with summer kitchen
- ♦ Gym, hammam and sauna







## MOUGINS

Exceptional wine estate set in about three hectares of land, including approximately one hectare of vines. Enjoying woodland and formal gardens, the property offers privacy along with beautiful country and sea views.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 5 bedroom suites
- ♦ Heated swimming pool
- ♦ 3 bedroom guest house
- ♦ 2 bedroom caretaker's house
- ♦ In all about 3 hectares of land



## MOUGINS

Beautifully presented property located within a private and exclusive gated domain, offering far reaching views towards the Bay of Cannes and the sea from its elevated, peaceful setting.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Housekeeper's lodge
- ♦ Swimming pool with Jacuzzi
- ♦ Tennis court

**Guide price €7,950,000**







MOUGINS

A most attractive and beautifully appointed villa located in the heights of Cannes on the border between Mougins and Cannes with the additional advantage of a fine panoramic sea view.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 5 bedrooms
- ♦ 4 bathrooms
- ♦ Swimming pool
- ♦ Pool house and summer kitchen
- ♦ Beautiful garden with terraces

Guide price €2,700,000



MOUGINS

Beautiful Provençal property offering charming open views over the village of Mougins enjoying a mature and serene sculpted garden, located within a short distance from Mougins and Cannes.

Accommodation includes:

- ♦ Reception room
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Guest house
- ♦ Swimming pool
- ♦ Large pool house

Guide price €2,980,000



MOUGINS

Elegant Bastide enjoying beautifully appointed accommodation in a delightful setting, with fabulous outdoor entertaining spaces that benefit from lovely sea views.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 5 bathrooms
- ♦ Guest house
- ♦ Swimming pool
- ♦ Garage

Guide price €4,000,000



MOUGINS

Beautiful spacious villa set amid mature landscaped gardens, ideally located in Les Parcs de Mougins. Offering charming living space with a well-presented garden.

Accommodation includes:

- ♦ Double living room
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Caretaker's house
- ♦ Swimming pool with pool house
- ♦ Several terraces

Guide price €2,150,000





CANNES

Contemporary villa set in a quiet residential area of Super Cannes offering bright and spacious living accommodation and outstanding panoramic views of the Mediterranean.

Accommodation includes:

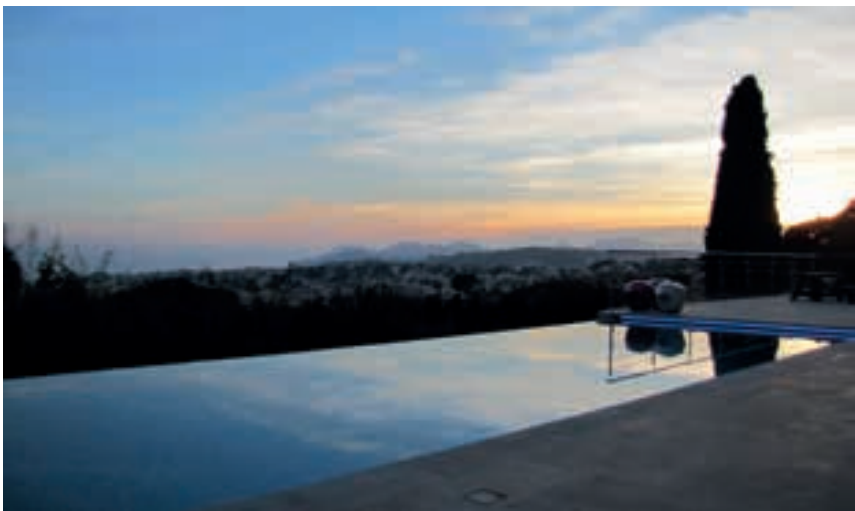
- ♦ 2 reception rooms
- ♦ 5 bedrooms
- ♦ 6 bathrooms
- ♦ Swimming pool
- ♦ Summer kitchen
- ♦ Landscaped garden

CANNES

Modern villa ideally situated within a walking distance of the village of Le Cannet, offering contemporary accommodation with high quality fittings throughout. Beautiful landscaped garden enjoying stunning views of the sea.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Cinema room and gym room
- ♦ Guest house
- ♦ Swimming pool



CANNES

Beautifully restored historic Art Nouveau property nestled in a calm residential area of Cannes whilst being located within striking distance of the town centre and the beach.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 4 bathrooms
- ♦ Caretaker's house
- ♦ Garage and parking
- ♦ Landscaped garden





NEAR VALBONNE

Charming villa set in a private domain offering privacy and security and benefitting from a communal swimming pool and tennis court. Mature garden with private swimming pool enjoying stunning panoramic sea views.

Accommodation includes:

- ◆ Reception room
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Swimming pool
- ◆ Terraces
- ◆ Landscaped garden

Guide price €1,990,000



VALBONNE

Set amid landscaped gardens within a small domain, this lovely property enjoys fantastic views towards the mountains. Well-appointed accommodation spills onto outdoor entertaining spaces.

Accommodation includes:

- ◆ Reception room
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Swimming pool
- ◆ Garage
- ◆ In all about 1.3 hectares

Guide price €2,650,000



ST PAUL DE VENCE

Exceptionally spacious property ideally located in a highly sought after area of St Paul de Vence offering beautifully presented accommodation with landscaped gardens.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Indoor and outdoor swimming pool
- ◆ Private terraces and balconies
- ◆ In all about 0.6 hectare

Guide price €3,450,000







CAP D'ANTIBES

Fabulous historic property enjoying a wonderful position on the west side of the Cap. Ideally situated close to the beach and all the recreational facilities of Juan-les-Pins and Antibes.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 4 bedrooms
- ♦ 3 bathrooms
- ♦ 2 bedrooms guest house
- ♦ Heated swimming pool
- ♦ Parking for 5 cars



CAP D'ANTIBES

Elegant villa enjoying outstanding views across the swimming pool to the shimmering Mediterranean, offering beautifully appointed accommodation and landscaped gardens.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 4 bedrooms
- ♦ 4 bathrooms
- ♦ Swimming pool
- ♦ Parking for 3 cars
- ♦ Landscaped garden





# FORMULA *for Success*

**L**ife in the South of France, with its balmy climate, superb scenery and glamorous lifestyle has much to offer year round.

During the month of May the dream is transformed as the glamour and thrills of the Cannes Film Festival and The Monaco Grand Prix take centre stage.

The Cannes Film Festival is, this year, presided over by Ethan and Joel Coen. Cannes has long been a champion of their work awarding them the Palme d'Or, the Jury Grand Prix and two best director prizes over the last couple of decades. The festival is one of the most important dates in the film industry diary serving to boost its reputation worldwide, celebrate cinema internationally, highlight the diversity of cinematic creation and welcome both the world's greatest film artists and emerging talent. Cinema is surely one of the most dynamic, controversial and accessible

of the modern artistic disciplines – and Cannes is at its heart.

And so it was that between 13th and 24th of May this year, the effortlessly hip and invariably beautiful, swarmed Cannes in their thousands, perfecting a glorious cycle of beach parties and open-air screenings, followed by days spent eating, drinking, sunbathing and strolling La Croisette.

Less than an hour's drive from Cannes lies Monaco, whose allure stems from a hedonistic blend of exclusive urban luxury, spectacular surroundings and timeless elegance.

The jewel in Monaco's crown is, without doubt, the Grand Prix. It takes two months to transform the principality into a racetrack. The race is run on Monte Carlo's narrow, twisting streets, making it one of the most demanding tracks in Formula One, as well as one of the most prestigious.

The tiny principality scintillates and heaves as thousands of fans gasp and cheer in the grandstands, on hotel balconies and terraces, or from yachts moored in the harbour. And as the race begins, the roar of the F1 engines can be heard in Nice.

During the four days of the race Monaco does not sleep. The party atmosphere is intoxicating. Legendary hot spots such as Jimmy's and the Sass Café glitter with stars of film, fashion, F1 and finance. The live music stages and bars found along the track dispense glamour with a free and easy style.

Sitting like sparkling jewels on the French Riviera, both Monaco and Cannes provide the perfect backdrop for their unique spectacles, each in their way offering a high-octane experience.





# A River Runs Through It

Without doubt one of the finest residential estates available for sale today on the French Riviera. This discreet and private domain exudes an atmosphere of calm and serenity progressively hard to find in an ever developing world. Dating back in part to the 17th century, the Manoir as it is referred to, stands gracefully in a "secret" valley amidst impressive grounds, combining rich oak woodland, gentle meadows, irrigated terraces and formal gardens with waterways and streams interspersed.

Fit for a Lord or a Hollywood celebrity, this historic Manoir boasts absolute privacy and seclusion and is thus ideal for those seeking a refuge from the madding crowd. Over the years the grounds have been the subject of a meticulous and significant program of guardianship so as to offer the potential buyer exceptional accommodation amid an unrivalled manicured setting.

With its distinctive symmetrical design and generous proportions, the estate encompasses three main buildings offering substantial and versatile accommodation fit for large family reunions and friends. The main home comprises five bedrooms, the guest house with three bedrooms and a private entrance aside from another two bedroom guest cottage in the verdant grounds. The parklands are complemented by a majestic swimming pool and a detailed sculpted park with a picturesque trout stream running through it.

For additional information please visit: [www.knightfrank.com](http://www.knightfrank.com)







## CARROS

Charming period property dating back to the 1830's with lovely views across countryside to the sea. The villa has been the subject of a sensitive refurbishment programme blending classical proportions with contemporary chic in an area of outstanding natural beauty.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ Guest house
- ◆ Swimming pool
- ◆ Artist's studio

**Guide price €2,500,000**



## VILLEFRANCHE-SUR-MER

Exceptional fully renovated Belle Epoque villa set amongst mature gardens with views over the old town of Villefranche-sur-Mer and the sea beyond.

Accommodation includes:

- ◆ Reception room
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Self-contained studio apartment
- ◆ Swimming pool
- ◆ Large garage

**Guide price €3,700,000**





VILLEFRANCHE-SUR-MER

This beautifully presented newly constructed villa sits on flat and exceptionally sizeable grounds for this area of the Côte d'Azur. South facing views onto the Baie des Anges and the sea beyond Villefranche-sur-Mer.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Cinema room
- ♦ Swimming pool
- ♦ Private parking



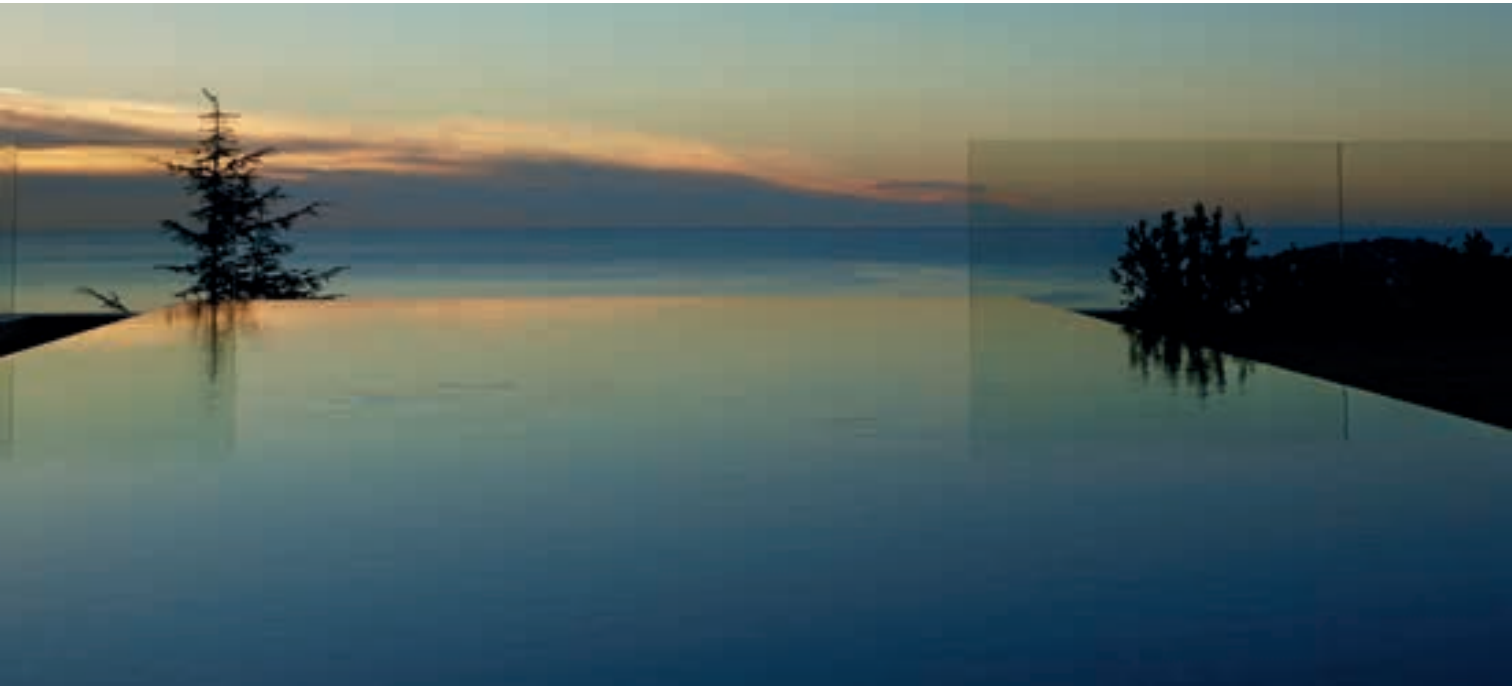
BEAULIEU-SUR-MER

A truly beautiful villa offering extensive accommodation in this highly desirable location. Enjoying panoramic sea views to Saint-Jean-Cap-Ferrat and beyond from a privileged position over the Port of Beaulieu.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 7 bedrooms
- ♦ 6 bathrooms
- ♦ Guest and staff accommodation
- ♦ Infinity swimming pool
- ♦ Pool house

Guide price €10,900,000



BEAULIEU-SUR-MER

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

Accommodation includes:

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

Guide price €8,900,000





LES VILLAS DEL SOLE

A beautifully renovated apartment set within a luxurious residence with concierge in the St Roman area of Monaco, enjoying stunning sea views, landscaped gardens and a swimming pool.

Accommodation includes:

- ♦ Reception room
- ♦ 2 bedrooms
- ♦ 2 bathrooms
- ♦ Solarium
- ♦ Private parking
- ♦ Approximately 270 sqm

Guide price €8,700,000



LE PARK PALACE

Beautifully renovated apartment set on the 8th floor of one of Monaco’s most prestigious residences, commanding an elevated position in the centre of the Carre d’Or and enjoying views over the Casino and the sea beyond.

Accommodation includes:

- ♦ Reception room
- ♦ 2 bedrooms
- ♦ 2 bathrooms
- ♦ Communal gym and swimming pool
- ♦ Large terrace
- ♦ Approximately 110 sqm

Guide price €7,800,000



LE PORTO BELLO

A waterfront apartment within an exclusive and prestigious residence overlooking Monaco’s famous Port Hercules. This exceptional location enjoys views of the Palace and out to the sea.

Accommodation includes:

- ♦ Reception room
- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ Terrace
- ♦ Private parking
- ♦ Approximately 320 sqm



LE MIRABEAU

A superb luxury duplex apartment in Monaco at Le Mirabeau, in the Carre d’Or of Monte-Carlo with excellent broad, open plan living accommodation and generously proportioned bedroom suites.

Accommodation includes:

- ♦ 4 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Swimming pool
- ♦ Approximately 1,124 sqm
- ♦ Stunning sea views



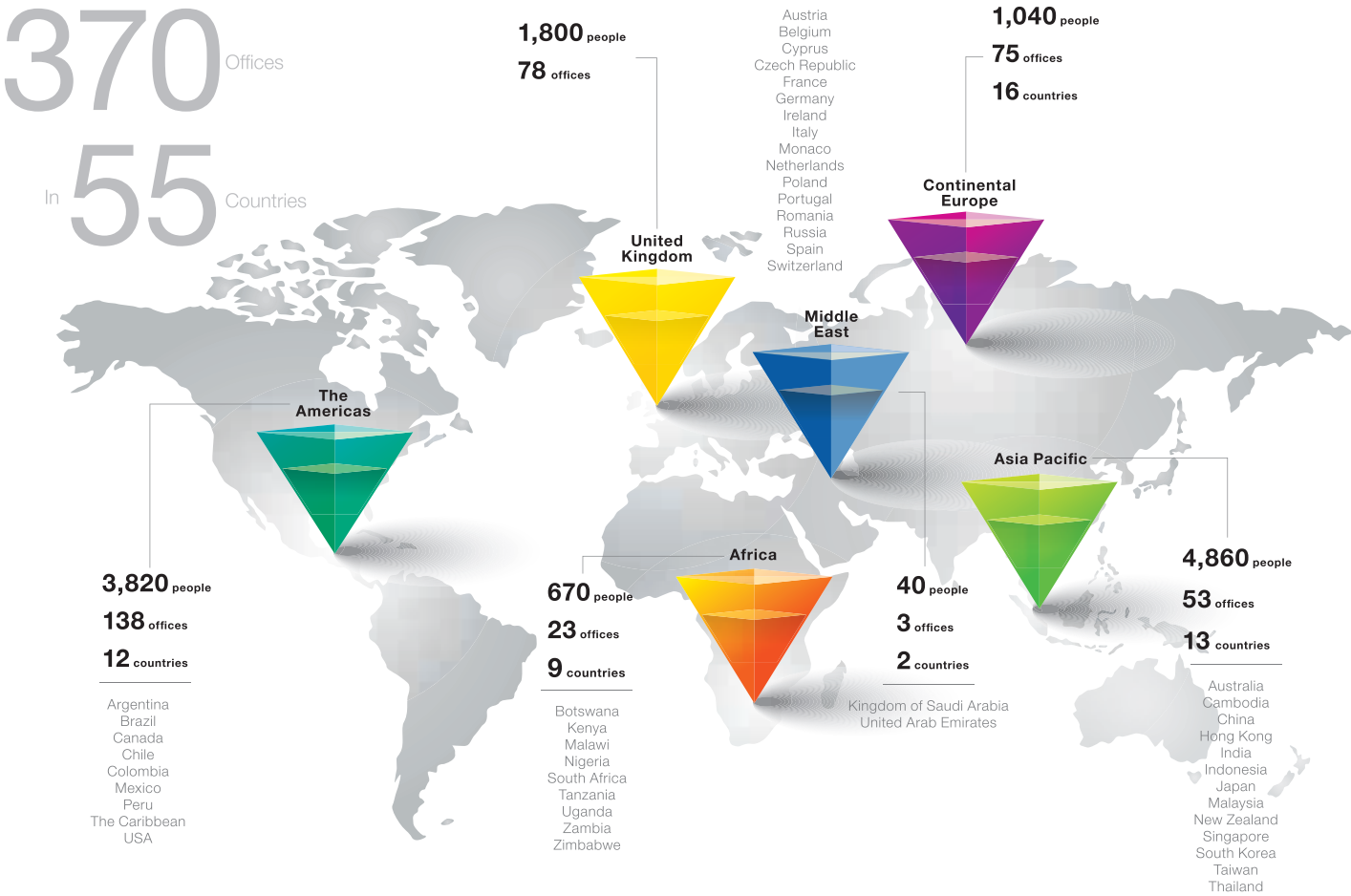
# GLOBAL REACH

Knight Frank is the leading independent, global real estate consultancy providing an integrated prime commercial and residential offering.

Founded in 1896 as a valuations, surveying and auction business, Knight Frank has grown to become the world's largest privately owned global property agency and consultancy.

Now over 118 years later our global headquarters is still based in London but we have grown to over 370 offices spanning five continents, employing more than 12,100 professionals.

Knight Frank provides the highest standards of quality and integrity in global residential and commercial property advisory services. Our reputation for uncompromising professionalism in everything we do is earned by serving our clients and earning their trust.



## LOCATION MATTERS

Our market appraisals are based on extensive experience and knowledge of the local area. This is complemented by our national and global network. As the residential market becomes increasingly global and international exposure becomes paramount, the benefit of this network becomes clear. With over 370 offices spanning 55 countries, we have a truly global reach and receive

interest from a wide range of buyers, from those downsizing within the UK to international investors and company executives moving from abroad. The fact that we build relationships with each of our clients and applicants means that, whether they come from Provence or Paris, we will always source you the best possible match from our ever-growing pool of potential buyers.

### London



**Mark Harvey**  
Provence and Côte d'Azur  
+44 20 7861 5034  
mark.harvey@knightfrank.com



**Jack Harris**  
Provence and Côte d'Azur  
+44 20 7861 1139  
jack.harris@knightfrank.com



**Roddy Aris**  
Provence and Côte d'Azur  
+44 20 7861 1727  
roddy.aris@knightfrank.com



**Edward de Mallet Morgan**  
Provence, Côte d'Azur and Monaco  
+44 20 7861 1553  
edward.dmm@knightfrank.com



**Alasdair Pritchard**  
Provence and Côte d'Azur  
+44 20 7861 1098  
alasdaair.pritchard@knightfrank.com



**Lenka Ayoola**  
Personal Assistant to Mark Harvey  
+44 20 7861 1073  
lenka.ayoola@knightfrank.com



**James Price**  
International Development  
+44 20 7861 1057  
james.price@knightfrank.com



**Astrid Etchells**  
International PR  
+44 20 7861 1182  
astrid.etchells@knightfrank.com

### Associates



**Hugo Skillington**  
Hugo Skillington Immobilier  
St Tropez/Grimaud  
+33 4 94 44 10 44  
info@skillington.com



**Fredrik Lilloe**  
Knight Frank Mougins  
+33 4 97 97 32 20  
fredrik.lilloe@fr.knightfrank.com



**Jan Lilloe**  
Knight Frank Valbonne  
+33 4 97 97 32 40  
jan.lilloe@fr.knightfrank.com



**Pieter van Naeltwijck**  
Pieter van Naeltwijck Real Estate  
Investments  
Monaco/Cap Ferrat  
+37 7 97 70 70 20  
pvnrealstate@monaco.mc



**Rudi Janssens**  
Janssens Immobilier  
Bonnieux  
+33 4 90 75 96 98  
r.janssens@janssensimmobilier.com



**Claude Segalin**  
Janssens Immobilier  
St Rémy de Provence  
+33 4 90 21 57 01  
c.segalin@janssensimmobilier.com



**Franck de Mondésir**  
Janssens Immobilier  
L'Isle sur la Sorgue  
+33 4 90 92 35 35  
isle@janssensimmobilier.com



**Christine Petrosino**  
Janssens Immobilier  
Lourmarin  
+33 4 90 79 03 82  
c.petrosino@janssensimmobilier.com

### IMPORTANT NOTICE

1. No reliance on contents: The particulars in this general report are not an offer or contract, nor part of one. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about any property and details may have been provided by third parties without verification. Accordingly, any statements by Knight Frank LLP or any joint agent, in this report or by word of mouth or in writing ('information') are made entirely without responsibility on the part of the agents, seller(s) or lessor(s). You cannot rely on any such information as being factually accurate about any property, its condition, its value or otherwise. This report is published for general outline information only and is not to be relied upon in any way. No responsibility or liability whatsoever can be accepted by Knight Frank LLP for any errors or for any loss or damage resultant from the use of or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects.
2. Independent inspections and enquiries: You must take independent advice and satisfy yourself by appropriate inspections, surveys, searches and enquiries about all matters relating to any property, including the correctness and completeness of any information.
3. Images and areas/dimensions: Computer-generated images are indicative only. Photographs show only certain parts of any property as they appeared at the time they were taken. Areas, dimensions and distances given cannot be relied upon and are approximate only; you must rely upon your own inspections and surveys.
4. Regulations etc: Any reference to alterations to, or use of, any part of any property does not mean that any necessary listed building, planning, building regulations or other consent has been obtained. You must rely upon your own inspections, searches and enquiries.
5. VAT and other taxes: The VAT position relating to any property (where applicable) may change without notice. VAT and other taxes may be payable in addition to the purchase price of any property according to the national or local law applicable.
6. Currency disclaimer: Where the sterling equivalent of a guide price is quoted this is usually based on a rate of exchange quoted on a date we have selected and has been rounded to the nearest hundred. The currency conversion cannot be relied upon because the rate of exchange may not be 'up to date'.
7. Intellectual property: Copyright 2015. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission from Knight Frank LLP for the same, including in the case of reproduction prior written approval of Knight Frank LLP to the specific form and content within which it appears.
8. General: Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



