

Sunny garden apartment with pool inland Côte d'Azur

Summary

Beautiful sunny 1 bedroom apartment ideally located to explore the French Riviera in quiet town between coast & mountains. Pool, garden & sun-trap terrace. EV charger. Ideal workcation location.



Description

Bright sunny 1 bedroom apartment "Lou Messugo" sleeps up to 4 people and is attached to, but fully independent of, our beautiful Provencal family home in the world-famous French Riviera. Set in a large garden with swimming pool on a no-through road, this tranquil setting is only a few minutes' walk to the local town centre with all amenities.

The apartment has 1 bedroom with a double bed, a living room with a double sofa bed, a beautiful modern bathroom with large shower, a kitchenette (with 2 ring hob, oven, microwave/grill, fridge & all necessary equipment for cooking your own meals) satellite TV, hifi with USB connexion, WIFI (free & unlimited), sunny patio with BBQ and sun loungers. We provide all linen and bath towels. Pool towels are available at an extra cost if required.

On site we have a range of facilities including a large trampoline, pétanque (boules) pitch, table tennis, badminton and of course there is the fabulous pool (open roughly mid May to mid September, weather dependent, not heated).

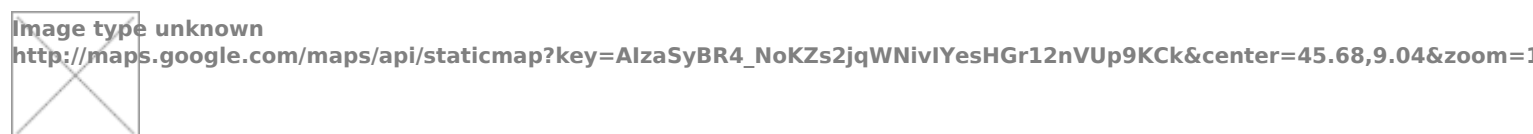
To make life easy we can provide most necessary equipment for travelling with babies/toddlers such as a travel cot, high chair, plastic plates/cutlery/cups, changing mat and a good selection of toys, books & games. We know just how much paraphernalia the smallest members of the family come with as we've been there!

We live on site and are available to help with language issues (booking restaurants, onward travel, tickets for events/trips etc) and we're always happy to advise on what to do in the area. We've lived here for nearly 10 years and spend as much time as possible exploring all the amazing things on offer, from canyoning, hiking, sailing, skiing, golf through to museums, art galleries, undiscovered country villages via shopping, restaurants and markets. Our kids have grown up here so we can suggest things to do with the little ones too. We love helping our guests get the most out of their time in our beautiful part of the world and we love hearing all about your travels too. But we are also sensitive to our guests need for privacy so if you want to be left alone that's absolutely fine too. You're fully independent of us so it's up to you how much contact you want.

In the apartment you'll find plenty of brochures for local attractions, a large-scale map of the area, guide books in French and English and a selection of novels (many of them set in the area) for you to borrow and swap. We can provide hiking maps, picnic sets, parasols for the beach, most things to make your holiday fun, just ask!!

This part of France is gorgeous at any time of year and our proximity to the mountains means Lou Messugo can even be used as a base for days out skiing or show-shoe trekking. Winter is mild and short with plenty of sun and midday temperatures often getting up to 18°C (65°F) in January making it possible to sit out on a sunny restaurant terrace for lunch even in mid-winter! The apartment is fully heated for a cosy stay in the cooler months.

Map



Nearest airport	Nice Côte d'Azur	18 km
Nearest bar / pub	Capuccino	1 km
Nearest beach	Villeneuve-Loubet	13 km
Nearest boulangerie	Boulangerie	1 km
Nearest doctor	Cabinet medical	1 km
Nearest ferry port	Nice port	26 km
Nearest market	Roquefort les Pins	1.5 km
Nearest restaurant	Auberge du Clos des Pins	1 km
Nearest river	Loup	5 km
Nearest supermarket	Intermarché	1 km
Nearest train station	Antibes (TGV)	20 km

Directions

We send out directions to guests when a booking is confirmed.

Accommodation, facilities, utilities

Gite

Board:

- Self catering

Bedroom(s): 1 (4 Sleeps)

Cots: 1, Double bedrooms: 1, Sofa beds: 1

Bathroom(s): 1

Showers: 1, Toilets: 1, Wash basins: 1

Suitability

- **Long term rentals:** No
- **Pets:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** No
- **Elderly or infirm:** Yes

Holiday type

Activity holidays, Beach holidays, Family holidays, Golf holidays, Romantic holidays

View

Countryside views, Village views

General facilities

Garden, Garden furniture, High speed internet, Parking, WiFi

Indoor facilities

CD Player, Central heating, Coffee Maker, Fridge, Fridge freezer, Iron and Board, Microwave, Satellite TV, TV, Washing machine

Outdoor facilities

Gas BBQ, Patio, Swimming pool (shared), Terrace

Services

Linen inclusive, Towels inclusive

Access

Off-road parking

Activities

Local activities:

Boating, Boule, Canoeing, Climbing, Cycling, Fishing, Golf, Horse riding, Skiing, Swimming, Tennis, Walking, Water skiing, Watersports, Windsurfing

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	£68.68 - £128.77		£429.24 - £772.62	£772.62	3 Nights	-
01-Apr-2024 - 28-Jun-2024	£85.85	-	£583.76	-	3 Nights	-
29-Jun-2024 - 31-Aug-2024	£128.77	-	£772.62	-	7 Nights	Sat - Sat
01-Sep-2024 - 02-Nov-2024	£85.85	-	£583.76	-	3 Nights	-
03-Nov-2024 - 31-Mar-2025	£73.83	-	£493.62	-	3 Nights	-
01-Apr-2025 - 27-Jun-2025	£90.14	-	£588.05	-	3 Nights	-
28-Jun-2025 - 29-Aug-2025	£128.77	-	-	£772.62	7 Nights	Sat - Sat

Policies

Check in: 17:00, **Check out:** 10:00

To guarantee your dates we require a 25% deposit immediately with the balance due 8 weeks before the holiday. You can choose to clean the gîte yourself on departure or pay 30€ to have it done for you, leaving you free to enjoy your last morning. The choice is yours.

Terms and conditions

We send T&Cs; with the booking contract

