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# Maison Juas

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## Localization

Country : France

City : Cote d'Azur

Address : Cannes Ref/ FC 1996

## Properties

Type : Maison

Bedrooms : 9

Bathrooms : 7

Sleepings : 0

Showers : 0

WC : 9

## Features

Air conditioning - Wifi - Pool - Pool Heating - Walking distance to village - Parking - Cleaning service - Concierge Service - Barbecue - Animals accepted - Near the beach - No smoking - Jacuzzi

## Description

Bask in the stylish glamour of this grand residence Maison Juas one can enjoy relaxing on the opulent terrace with balustrades and imposing palm trees. Guests are in the heart of Cannes and everything this thrilling town in the Côte d'Azur has to offer. A high quality concierge service is available for organising events as well as extra services.

Maison Juas has been an opulent residence since 1910, now fully restored, it continues to offer a bit of glamour and luxury to its guests...in true Côte d'Azur style.

This impressive villa offers plenty of space as well as tranquillity, yet it is in the heart of Cannes, with its famous Croisette only a 10-minute walk away. Stroll down for a seaside lunch or let teenagers enjoy a night out on the town, while the grown-ups dine on the sumptuous terrace. All of Cannes' delights, including its restaurants, bars, shops, clubs and beach are within easy reach.

Guests will feel like stars in the 810m<sup>2</sup> meters of elegant accommodation furnished with antiques and equipped to a high standard.

The swimming pool, Jacuzzi and pool room will keep guests entertained and even cooler months can be indulgent, with open fires and pool heating. Keen golfers can head to Royal Mougins and play a round on the villa's membership.

The Villa is on 3 story features a impressive entrance hall, living-room , dining-room, billiard lounge, library/home office lounge and a large kitchen with professional equipment. There are 10 bedrooms and a children room in the villa and they are all fully air-conditioned, 2 Master bedrooms en suite each with dressing, bathroom and kitchenette, 7 bedrooms, 5 bathrooms and one shower-room. TV-lounge. In addition a Caretaker's house and several garages with ample parking.

It is no wonder that this refined residence often plays host to weddings, events and celebrations with the help of its highly skilled concierge service, who are available for organising just about anything from pre-arrival shopping to mermaids in the swimming pool for parties to remember!

Maison Juan is the perfect balance of elegance and glamour, just like Cannes itself, which like the whole of the Côte d'Azur, never ceases to thrill its visitors.

## Accommodation: 810m<sup>2</sup>

*Garden Level;*

Kitchen

TV Den

Utilities room & laundry room with Washing machine & Tumble dryer & ironing facilities

Pool shower & WC with direct access via corridor to terrace and through door to pool

Dining table opening to pool area

Bedroom 1: Twin bedroom, *can be made up as double*. Shared bathroom and shower room

Bedroom 2: Twin *bedroom can be made up as double*. Shared bathroom and shower room

Bedroom 3: Twin bedroom *can be made up as double*. Shared bathroom and shower room.

Shared shower room for bedrooms

Please note (2 rooms for house staff)

*Ground Floor;*

Entrance  
Reception room  
Library & Tv room  
Pool / Billiard room  
Dining room opening onto balcony with sea, garden and pool views.  
Office with pool table overlooking the pool.  
Fully equipped open-plan kitchen: fridge, hob, oven, microwave, coffee machine, dishwasher etc  
Large cloak-room with 2 WC

#### *1st Floor;*

Bedroom 4: Master bedroom with super King size 200cm bed opening onto terrace with sea, garden and pool views: kitchenette with sink and fridge, en-suite bathroom with double basin, bath and multi-jet shower & WC  
Bedroom 5: Double bedroom with King size 180cm bed , opening onto balcony with sea, garden and pool views & dressing room, bathroom with double washbasin, bath, shower & toilet.  
Bedroom 6: Double bedroom Queen size 160cm bed opening onto terrace with garden and hillside views: bathroom with bath, shower, washbasin & WC  
Bedroom 7: Double bedroom Queen size 160cm bed opening onto balcony with sea view: shared bathroom with bedroom 8  
Bedroom 8: Double bedroom Queen size 160cm bed opening onto balcony with sea view: shared bathroom with bedroom 7

#### *2nd Floor*

Bedroom 9: Double bedroom Queen size 160cm overlooking the hills with balcony  
Separate shared bathroom with double washbasin, bath, shower and WC with bedrooms 10 & 11  
Bedroom 10: Four single beds 90cm shared bathroom with bedroom with bedroom 9 & 11  
Bedroom 11: Double bedroom Queen size 160cm bed shared bathroom with bedroom 9 & 10

*All rooms are beautifully furnished with antique furniture, crystal chandeliers, original paintings and antique carpets complete the decoration, original stucco adorn the walls and ceilings of the villa giving a sumptuous, grand and elegant feel to the surroundings.*

#### **Outdoor Features:**

Fenced grounds  
Spacious terrace with comfortable furnishings and outdoor dining tables and chairs  
Heated swimming pool size 12m x 6m  
Sun-loungers and shades around pool terrace  
Gas barbecue  
Hot tub/Jacuzzi  
Fully enclosed grounds accessed via electronic gate  
Private parking for 5/8 cars

#### **Features & Amenities**

Sleeps 18 – 23: 9 Bedrooms + children room: 7 Bathrooms  
Air-conditioning  
Wi-Fi/Internet  
Games Room  
Wine Cellar  
Satellite TV  
Music system  
Hairdryers  
Heated swimming pool (size:12m x 6m)  
Hot Tub/ Jacuzzi  
Walking distance to town  
Walking to Restaurant/ Bars /Shops /Beach etc  
Table Tennis  
Table Football  
Pool/Snooker  
Beach Nearby  
Sea view  
Walking distance to town  
Walking to Restaurant/ Bars /Shops /Beach etc  
Private parking for 5/8 cars

#### **Children:**

Children welcome  
Ideal for Teens  
Cots (Cribs) & Highchair(s)

#### **Services Included in the Rental:**

Four hours of maid service included every day for guests staying for one week or more in the high season (approximately end-May to end-September)

Linen, towels and pool towels are provided  
Weekly linen change for bookings of one week or more weekly change for bookings longer than 7 nights  
Pool heating included during high season - extra cost during all other periods  
Utilities - Electricity, Water, Gas  
End of stay cleaning Standard changeover clean included in the price

**Extras Not Included in the Rental:** *on request when booking & subject to availability*

Refundable Security Deposit 10 000 € to be paid with the final rental instalment  
Local Tourist Tax "Tax de Sejour" per/p per night starting from 7.00 € paid with the final rental instalment, *please enquire when booking as price may change per year*

Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

End of stay final cleaning starting from 900 €, payable with final rental instalment

Pool heating extra, can be heated to up to 30° C to allow swimming even in the winter months, charges apply TBA on request

Additional maid service approx. starting at 30 € per hour

All other extra cost, payable locally

Pre stocking villa with groceries

Cot and high chair are available for hire at a cost of starting at 50 € per week, payable locally Concierge service package on request

Concierge package available please enquire

**Please Note:**

Advertised rates are guide prices and the final price will be confirmed at the time of booking

During festivals and other special events taking place in Cannes, advertised rates do not apply (minimum stay may differ also) - please contact us for a full, up to date quote

Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges

All additional services are provided by a specialist team at Villa La Croisette and should be pre-booked with as much notice as possible. In most cases payment is taken in advance and cancellation fees may apply.

The property can accommodate 18 adult guests and up to 5 additional children in the loft children's bedroom. *Please enquire for more information.*

Change over days Saturday to Saturday

Check in time: 4.30 pm

Check out time: before 10.30 am

Children welcome

Small pets are welcomed with owners approval

Personal transport desirable

No smoking inside Villa

Language spoken by staff French & some English

**Local information:**

Croisette Beach Cannes 2.7 km or 1.5km walking

Center of town walking 1.2 km

Palais des Festivals & Congres des Cannes walking 1 km

Cap D'Antibes 15 km

Mougins 6.4 km

Golfe Juan 7.6

Juan les Pins -beach 12.3 km

Antibes 11 km

St Paul de Vance 26 km

Grasse 17 km

Nice 31 km

Monaco 52 km

Nice and airport 25 km

Italy 72 km

Tennis Park Montfleury Cannes 1.8 km

**Galerie**















