

Villa Bettina

Region: Cote d'Azur | Magagnosc

Sleeps: 8 **Bedrooms:** 4 **Bathrooms:** 4



Overview

Villa Bettina is a beautiful villa with everything that you could need! Located between Grasse and Magagnosc, it is only a 2-10 minute walk to all amenities, and the medieval village of Grasse is only 4km away. Complete with WiFi, air-conditioning and a very large and lovely garden with a private swimming pool and pétanque pitch, this property is perfect for families wishing to spend a lovely holiday together whilst enjoying their own privacy. With 4 double bedrooms and 4 bathrooms, this property ideally sleeps up to 6 people + 2 children. Pets accepted.

Description

Villa Bettina is a thoroughly charming villa originally built in 1926. It enjoys breathtaking views down to the Bay of Cannes and the Cap de l'Estérel. Situated in the beautiful and very famous Côte d'Azur at the foothills of the Alps, with stunning panoramic views of the Mediterranean. Magagnosc is a picturesque Provençal village just 5 minutes away from Grasse, perfume capital of the world. This lovely property has been modernised and renovated throughout and offers a wonderful home-from-home with a charming, 1000 m² Mediterranean garden with lawns and palm, orange and fig trees.

One of the main attractions of this property is that all rooms have coastal views of the Bay of Cannes.

The accommodation is on two floors. Enter into hallway and enjoy the light-filled living room which opens onto the terrace. For some quiet time out of the sun, you can laze in the library with books, high quality sound system and Smart TV with Fibre connection. The superb, brand-new kitchen opens out to the dining terrace.

There are two master bedrooms with ensuite bathrooms on this floor, as well as a further double room and family bathroom.

There is external access to a lovely lower-ground floor suite complete with a double bedroom and en-suite bathroom and living area, making it a great place for grandparents and couples to stay. All beds are doubles, there are no single beds. The house is ideally suited to 6 adults + 2 children.

This is a lovely house in a stunning location for those looking to get away from it all and who wish to experience the beauty and scenery of the Riviera without the hustle and noise of the coast. Also perfect for golfers to enjoy many of the courses around the area.

Air conditioning in all rooms.

House offers approximately 200m² of living space.

OUTSIDE

The outside area is really beautiful, complete with a private swimming pool (11m x 5m) with a sun terrace and loungers, a large terraced garden with two shaded dining terraces. Gas barbecue. There is private garage parking.

The garden is the most impressive of all due to its size - 1000 m² Mediterranean garden with lawns and palm and orange and fig trees.

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New well-lit petanque court on lowest level.

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Layout

All four bedrooms, kitchen and living room have air conditioning.

Ground Floor :

- Living room with flat-screen TV with UK satellite channels, DVD and Wi-Fi.

- Opens onto spacious upper terrace.

- Dining room with table and chairs.

- Fully-fitted kitchen with central island and stools, dishwasher, washing machine, oven and hob, fridge freezer and microwave.

- Sliding glass doors to terrace.

- Bedroom 1: double bed 140cm, ensuite WC, shower and hand basin. Door to garden.

- Bedroom 2: double bed, ensuite WC, bath/shower and double hand basin. Opens onto terrace.

- Bedroom 3, King-sized bed, ensuite WC, shower and hand basin. Opens onto dining area and terrace.

- Separate bathroom with WC, shower and hand basin.

LOWER GROUND FLOOR :

External access to :

- Bedroom 4: double bed with living area and ensuite WC, shower and hand basin. Air conditioned and opens directly to pool.

Kitchen (completely updated 2025): Grill, toaster, fridge and freezer, microwave, SMEG coffee maker, dishwasher, oven with 4 hobs, cooking utensils, washing machine (in hallway).

More Info

Not suitable for people with reduced mobility.

Not advisable for toddlers due to steep drops.

Non-smoking only.

Pets accepted. Please enquire.

Air conditioning in all rooms.

Good internet connection.

Pool approx. 11m x 5m with Roman steps. Heatable.

Chlorine. Alarmed.

Terrace offers comfy seating under parasols.

Easy parking just outside on quiet road.

Visited by our team and very highly recommended

Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heatable pool
- Heating
- Golf nearby
- Watersports nearby
- Family friendly
- Street parking
- Barbecue
- Terrace
- Spacious garden
- Sea view
- i-Rent
- Separate annex, gite, studio

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Location



- The property is situated in a cul-de-sac in a residential area between Grasse, Opio and Magagnosc. Very quiet with no through traffic.
- Local amenities 2 - 10 minutes walk or 1-minute drive including café bars and restaurants. A safe walk down to Pré du Lac to a local bar.

- The centre of the Medieval town of Grasse is just 4 km from the property.

- All amenities including café bars, restaurants, supermarket, specialist shops etc. Many perfumeries to visit and create your own perfume!

- The old town ('vieux ville') is large, old and extremely interesting. Tiny streets wind forever between the 17th and 18th-century buildings, up and down ancient steps, passing through arched tunnels and sometimes opening out onto large squares.

- The principal square near the top of the old town is the Place aux Aires, with a daily market of flowers and regional foods. A pretty, three-tiered fountain splashes in the centre of the flowers and arcades line one long side.

- To the South, only 15 km away, is the city of Cannes with its yachts, fine-sand beaches and luxury shopping.

- World renowned for its glitzy exterior, Cannes is also a place of great cultural heritage. On a small hill above the port of Cannes is 'le Souquet', Cannes' oldest quarter. During the 11th century this was inhabited by the monks from Îles de Lerins after their island was raided by Saracens. Watch towers now provide views over the Mediterranean.

- Whether it is glitz and glamour, shopping or culture you are looking for, you will find it all in Cannes.

- Nearby Antibes (Cap d'Antibes and Juan-les-Pins) is located on the Mediterranean coast, between Cannes and Nice. It is the third largest town on the Côte d'Azur. Its name comes from the Greek 'Antipolis' which means 'opposite' (here, facing the city of Nice).

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- This is where the very rich and the very successful gather. All amenities with many pretty squares and narrow streets. Traditional markets and pavement cafés and restaurants. Excellent nightlife. Despite its glamorous location, Antibes is relatively un-touristy. It is primarily a yachting town. Port Vauban is truly the centre of Mediterranean yachting. Worth a visit just to look at the boats on 'millionaires row'.

- Marineland is the biggest marine show in Europe with dolphins, whales and sea-lions etc. Large water-park, 'Aquasplash' with water-chutes, wave pool and further attractions. Picasso Museum with more than 50 original works.

- To the East, about a 30 minutes drive away, is Nice, with its international airport, pebble beaches and the bustle of a busy city.

- There are many golf resorts in easy reach of the house including, Golf de la Grande Bastide at 3 km, Grasse Country Club at 6 km, Golf d'Opio Valbonne at 6 km, Royal Mougins golf resort at 10 km, Club Med Opio Driving Range at 3 km, Victoria Golf Club at 8 km, Soc du Golf de Saint Donat at 6 km, Golf Club Cannes-Mougins at 7 km, Mandelieu Old Course at 16 km, Villeneuve-Loubet, Golf de St Philippe, La Closerie Golf Course, Chateau de la Begude

Distances:

Nearest AIRPORT - Nice International Airport: 20 Kilometres

Nearest FERRY - Nice: 42 Kilometres

Nearest TRAIN - Grasse: 3 Kilometres

Nearest MOTORWAY - Grasse: 4 Kilometres

Nearest BEACH - Cannes: 20 Kilometres

Nearest SKI - Greolieres les Neiges : 40 Kilometres

Nearest GOLF - Golf de la Grande Bastide : 3 Kilometres

Nearest RESTAURANT - Magagnosc: 1 Kilometres

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Photos



The front of the house



Pool House



Dining Terrace



Garden



Lower Terrace



Pool



Entrance



Pool Terrace



View from Terrace



Lawn



Living room



Kitchen

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entrance



Living room



second living room



Kitchen



the kitchen



Master bedroom



Master bedroom



Master Ensuite



View from Master



The red bedroom



the red bedroom



The green bedroom

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Bedr



The blue bedroom

