

Villa L'HERM

MONT-BORON (above the Nice harbour, within 1 km) in a private alley
1 km from the beach « La Réserve », 1.5 kms from the old town
Overlooking the Sea, the « Château » hill and the town
Accommodation for 6 to 8 persons



Global view (panoramic)



Facing view : the Castle



On the left (towards Cap d'Antibes)



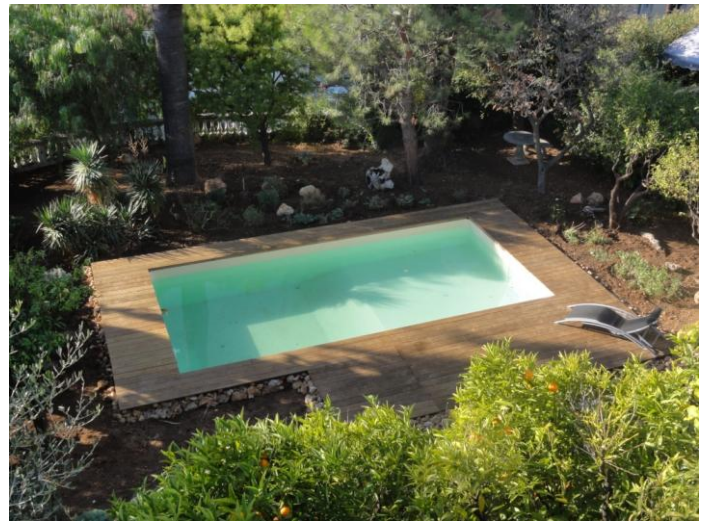
On the right (the Castle, the City, the mountains)

On a 800 m² ground, this Villa offers
a living space of 120 m² on one level
(over a total basement)

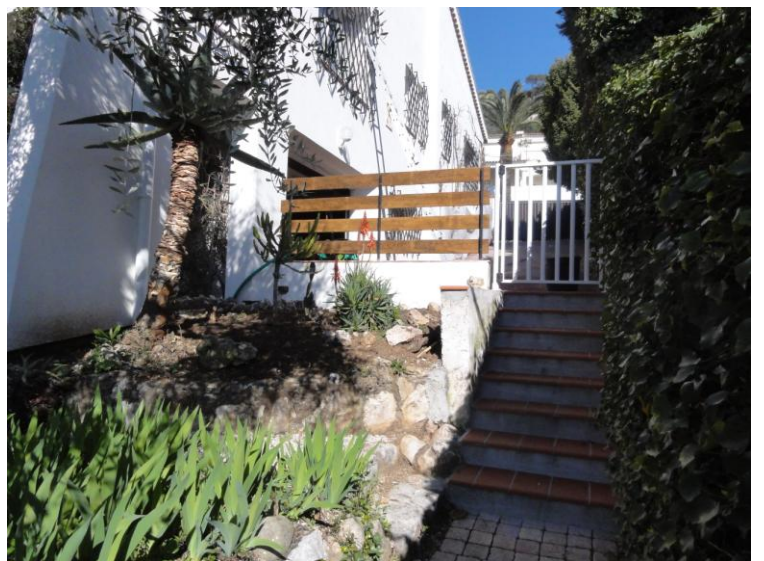
**8 very comfortable sleepings,
1 bathroom, 1 shower-room, 2 WC**

Large windows, double glazing, frames in alu, electric shutters,
High ceilings (3 meters), fireplace, marble floor, central heating (fuel), 2 electric water heaters
Internet WI-FI, phone (through internet),
TV LCD HD : TNT, internet (freebox) and satellite (Astra 1 + Hotbird), DVD player, Hi-Fi

Large garden round a new swimming-pool
fitted with jet stream and underwater massage, lighted by night,
surrounded by a wooden beach
(7 m x 3 m 50 ; deepness : between 1 m and 1m50 ; access by stairs),
nice trees (palm, olive, pine, orange, lemon trees, mimosa, camerops, ...)
sunbathing area, barbecue







Access :



You get inside
in a large **living room**
(~42 m²)

...



... open
*(through a sliding door which
disappears in the wall)*

to a **bedroom – lounge**
– **library** (~15 m²)

totally separate at night
(and by day if wanted)



Both rooms are open to a covered terrace (10 m x 2,5 m) facing south-west, overlooking the garden ...



...and profit by a magnificent view over the sea, the « Château » hill, the town and, in the distance, the mountains.



In the summer, the large sliding bay-window (4 meters) disappears in the walls. The living-room, the “bedroom-lounge-library” and the terrace make one large surface open to the landscape.

DESCRIPTION

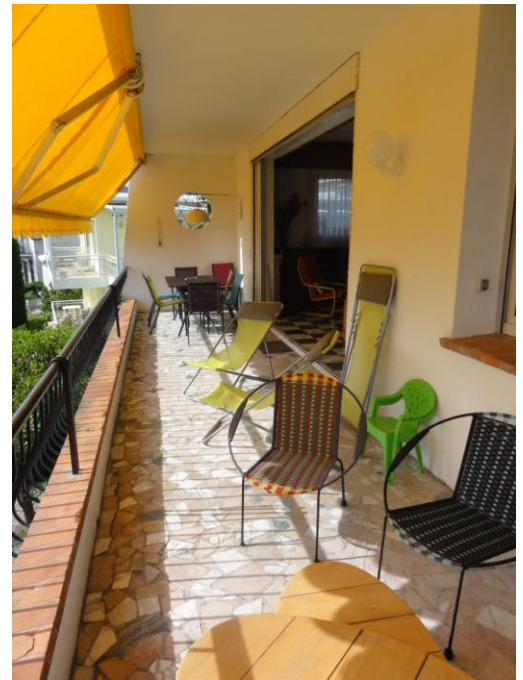
(the numbers refer to the plan – en of this document)

The covered terrace **1**

Sheltered from the sun by an electric sun blind,

well lightened at night,

it offers a dining area (extendable table + 6 chairs + 2 armchairs)
and armchairs (6 armchairs + 3 deckchairs) for resting.



A table for 6 ...



... or for 8



The living room 2



A fireplace for long winter evenings, TV, Hi-fi

Part sitting :

Sofa bed « high comfort » for 2 persons (160 x 200)

very easy opening in one movement

4 armchairs round a coffee table, TV



Part dining :

Oval table for 4 persons, convertible in a round table for 6 to 8 guests, and a small bar





The lounge-library- bedroom 3

Sofa bed « high comfort »
for 2 persons (160 x 200)
very easy opening in one movement

bookcase, TV, desk
(including a storage for clothes)

and a magnificent view over the
sea and the neighbour gardens



This room profit by a small dressing-room (large wardrobe) 4 and a bathroom with WC.

The bathroom 5

Bath "balneo"

(water and air jets, coloured lights)

Separate italian shower,

double basin with 4 drawers
and a large lit looking-glass,

bidet, WC

Hairdryer, stool, electric adaptor for any
country



The two connecting bedrooms

Connecting rooms with folding dividing door



1st bedroom **6** :

2 persons bed (160 x 200)
with individual mattresses,

cupboard,
night tables,
armchair



2nd bedroom 7 :

2 trundle beds
(very easy handling)
80 x 200 et 80 x 190



wardrobe,
chest,
night table,
armchair



Night time :

1 single bed ...



... or 2 single separate beds ...



... or 1 double bed



For Baby, are available :
a folding bed,
a highchair,
a changing mat,
a toilet adapter

For a child :
a folding mattress of supplement (80 x 180)

The shower room 8

Italian shower,

double basin with 4 drawers
and a large lit looking-glass,

bidet

Hairdryer, stool, electric adaptor for any
country



Separate WC 9

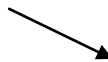
Between

bathroom and shower-room

an independent toilet



To find your way
adjacent picture : the corridor

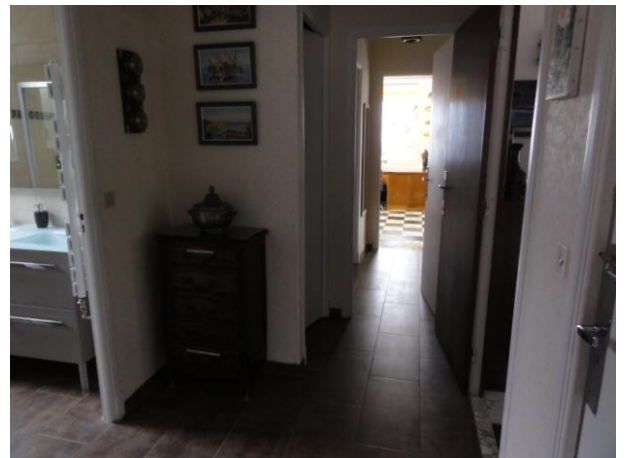


On the left : the shower-room, then the toilet, then the bathroom

Facing you : the bedroom-lounge

On the right : the basement stairs door, then the living-room

Behind you : the two communicating bedrooms



The kitchen 10

Rather large (18 m²),
it is open
to the living room
and to the north-east terrace

11

where it is possible
to have one's meals.
(table + 6 armchairs
+ rolling table + barbecue)



It includes a dining table
(90 x 120 convertible to 240 cms)
which can welcome
up to 8 guests



For 4 ...



... or 8 guests

Main facilities : large fridge-freezer (262 liters), pyrolysis oven, micro-wave oven, dishwasher, 4 ceramic hob, double sink, electric hood, cuboards, large storage spaces, double counter ; LCD TV set ; ironing board, flat iron

In the basement : washing machine, wash tub, clothes dryer, clothes lines ; vacuum cleaner

The lower terraces – see photos page 2 to 4

Above and around the swimming-pool, the lower terraces offer a relaxation space among fruit-trees or in the sun.

They are fitted with

- 4 “sunbath” deckchairs, 8 deckchairs,
- 2 tables, 6 chairs and 4 comfortable folding chairs,
- a garden salon including a small table and 4 armchairs,
- a large parasol and 3 smaller ones
- a moveable barbecue

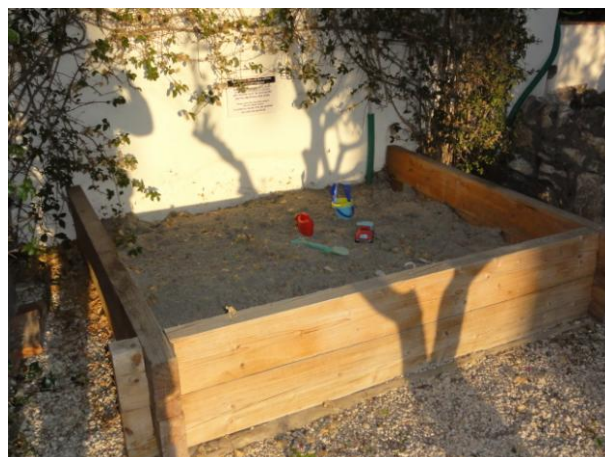
At the back of the garden, stone table and bank in the shade of palm trees



Under the terrace, a small lounge



Sand for children



The bowling or play-ground

Along the northern frontage of the house, under the entry, a small ground of game of bowls of 8 m X 4 m will enable you, if you wish, to practice the favorite leisure of the South : the "pétanque" !

Balls are at your disposal in the basement.

A basketball basket is settled on this ground.

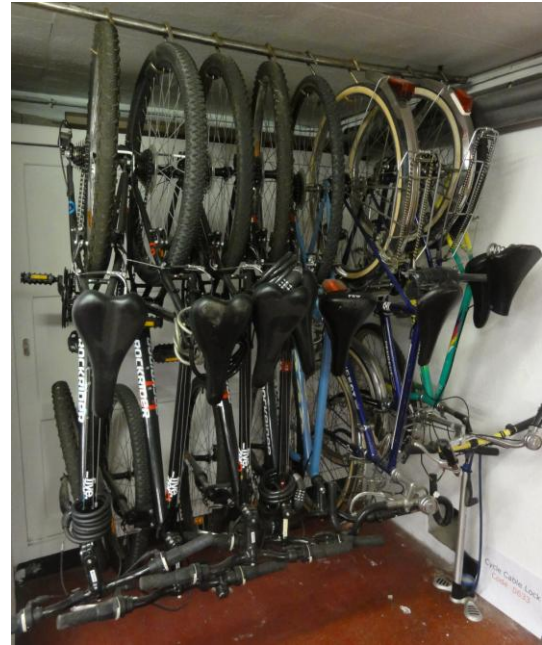


Basement

In the basement, you will find the washing machine, clothes dryer, etc.

And for recreation,

- a **tennis table**
- a **baby foot**
- 8 **bicycles** (4 mountain bikes, 2 hybrid bikes, 1 folding bike, 1 smaller bike for children)
- A **basketball hoop** and the ball
- darts (to be left away from children of course),
- **bowls** (a small bowling ground 8m x 4m is under the entrance)
- and several games for all ages.



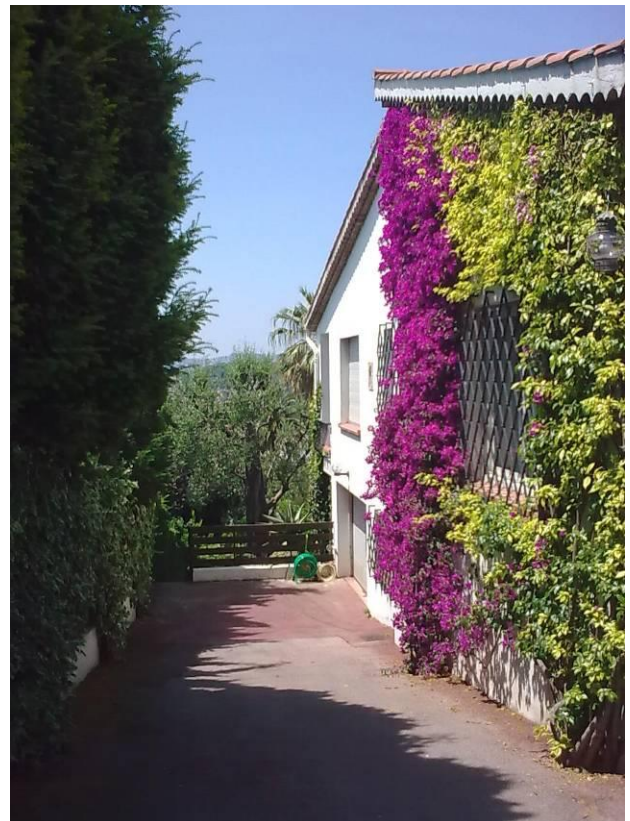
NB : The owner's car is parked in the basement

Parking

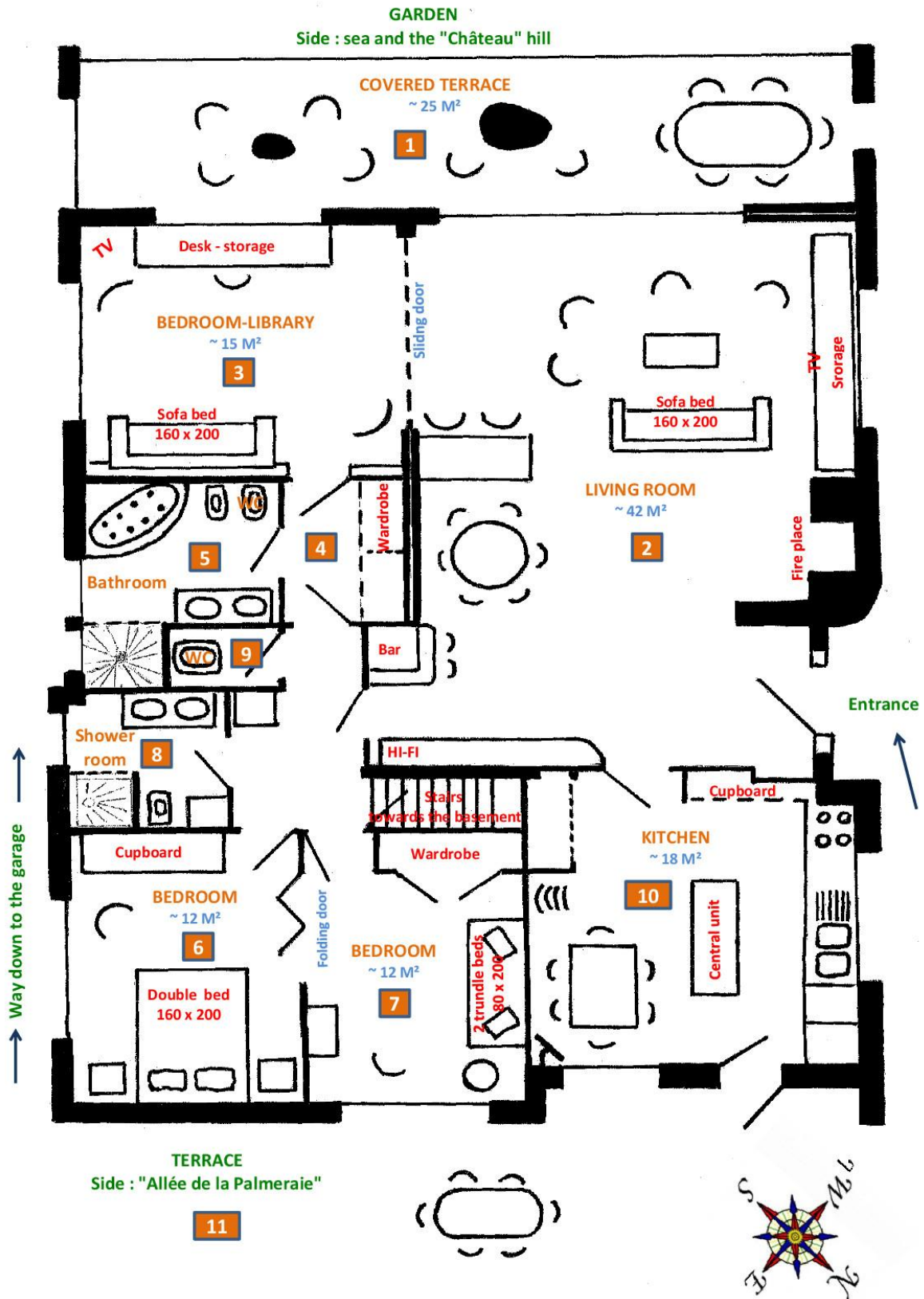
3 cars
(in the garage drive)

1 car in the garage

Access by automatic gate



PLAN OF THE HOUSE



ACCESS & SIGHTSEEING

Access :

- Airport (9 kms) : shuttle up to the bus station + bus n° 33 (stop : URBAIN BOSIO)
- Railway station (< 4 kms) : Tramway up to the stop named "GARIBALDI"
+ bus n° 33 (stop : URBAIN BOSIO)

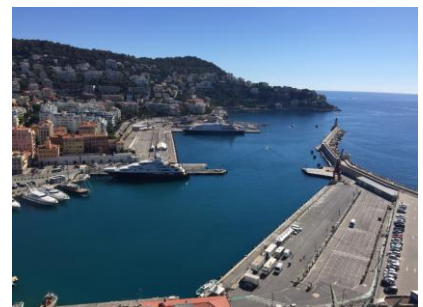
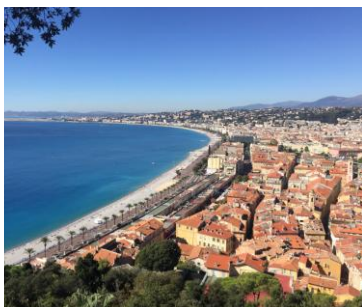
Activities in the neighbourhood

The Sea

- **Beaches of La Réserve**, to 1 km, near the entry of the port : popular with the Nice citizens, rocks and pebbles, shower available
- **A sailing club** (in the same spot)
- **A site of deep sea diving** (Cape of Nice, near the entrance of the port)
- **Boat trips** (several companies offer cruises along the coast, trips to Corsica, the Iles de Lérins, in a day time or more ; information in the port offices)

Walks

- **The path along the coastline**, the "Cap de Nice" (departure at 1 km - entry by "Coco Beach")
- **The Old City** within 1 500 meters : Sainte-Réparate Cathedral, churches and chapels, the Lascaris Palace, typical lanes, odorous trade and restaurants of Nice cooking, the flowers market, etc. - plan several visits ...
- **The Castle Hill** to 1.200 m (don't search the castle : it was demolished by Louis XIV), its cascade, its historical cemetery (don't miss it), nice walks in a landscape full of History, its splendid panoramic views 'especially over the "Baie des Anges", the port and the town :



- **The Port** (1 km) et the "Promenade des Anglais" (1 800 m), universally known, the Masséna museum.
- **The "Mont-Boron" and the "Mont-Alban"**, by the "Chemin des Crêtes" (without any car but with some stairs) or by the "Moyenne Corniche" and "Route Forestière du Mont-Boron". A pleasant park from where you can discover, from the Mont-Alban fort, splendid views over Villefranche-sur-Mer and Cap-Ferrat on one side, and over Nice and its neighbourhood on the other.
- **The Vinaigrier path**, above the Col de Villefranche between Moyenne and Grande Corniche ; it offers magnificent views over the coast

A bit further ...

- **The Hill of Cimiez**, greek an roman birthplace of the city, its arenas, the archeological site and its museum, the Monastery and its gardens, the Matisse museum.
- **The City** and its culture
- **A coast and a backcountry** full of discoveries ;

The closest :

- **Walks in the forest** ("Parc Départemental de la Justice" by the Moyenne Corniche : nice views from Nice to Monaco ; by clear weather, one can catch sight of the Corsica mountains ; the "Parc Départemental de la Grande Corniche")
- **Typical villages and landscapes** ; don't miss : Eze-Village, La Turbie (the village et the Roman Alps Trophy, the old village of Roquebrune, and on the coast, Villefranche-sur-Mer, Saint-Jean-Cap-Ferrat (the Ephrussi de Rothschild Villa and its gardens), Beaulieu (the Kérylos Villa) , "Cap Martin", "Cap d'Ail", Monaco (the Oceanographic Museum, the Exotic Garden), Menton (the old city, gorgious gardens).
A bit further, West and North, the typical villages Saint-Paul-de-Vence, Coaraze, ...

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