

LVH



**VILLA LEON**  
MOUGINS, CANNES, FRANCE

**11**  
BEDROOMS

**22**  
GUESTS

**13 + 2** HALF  
BATHROOMS

**12,917**  
SF



## VILLA LEON

MOUGINS, CANNES

Villa Leon is an extraordinary coastal retreat overlooking the Mediterranean in the exclusive hills of Mougins on the French Riviera. Positioned within a peaceful and secure enclave, the estate combines commanding panoramic sea views with sleek contemporary architecture, expansive terraces, and refined natural finishes. Designed for grand-scale entertaining and restorative escapes alike, the residence offers exceptional privacy, remarkable proportions, and seamless access to the glamour of the Cote d'Azur.

Inside, the 12,917 square feet residence presents a sophisticated composition of soft neutral palettes, pale oak flooring, sculptural marble, and floor-to-ceiling glass framing the coastline beyond. Vast reception salons are arranged with oversized bespoke seating, understated contemporary decor, and elegant indoor-outdoor flow. The professional-grade kitchen features expansive marble surfaces, premium stainless-steel appliances, and generous preparation areas suited for private chefs and catered gatherings. Adjacent dining spaces transition effortlessly onto panoramic terraces for open-air entertaining. The estate accommodates up to 22 guests across 11 double en-suite guest bedrooms. Spacious bedroom retreats are finished with luxurious linens, serene textures, and spa-inspired bathrooms clad in dramatic marble. A wellness sanctuary elevates the experience with a sauna, hammam, fitness room, massage rooms and a private hair salon.

The landscaped grounds unfold across vast sun-drenched terraces with a spectacular heated swimming pool overlooking the Riviera coastline and distant mountains. A fully equipped pool house, outdoor jacuzzi, summer kitchen, bar, and multiple lounge areas create an atmosphere designed for long Mediterranean afternoons and elegant evening entertaining. Just minutes from the beaches, airport, and celebrated villages of the region, Villa Leon evokes the rare feeling of complete seclusion suspended above the sea.

### INTERIOR

- Air Conditioning
- Cable, Satellite or Smart TV
- Dining Area
- Fireplace
- Gym
- Hammam
- Indoor Hot Tub
- Indoor Pool
- Massage Room
- Sauna

### EXTERIOR

- Al Fresco Dining
- BBQ
- Heated Pool
- Hot Tub
- Landscaped Garden
- Outdoor Bar
- Outdoor Kitchen
- Patio
- Sun Loungers
- Terrace

### LOCATION

- Mountain View
- Sea View

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## INTERIOR

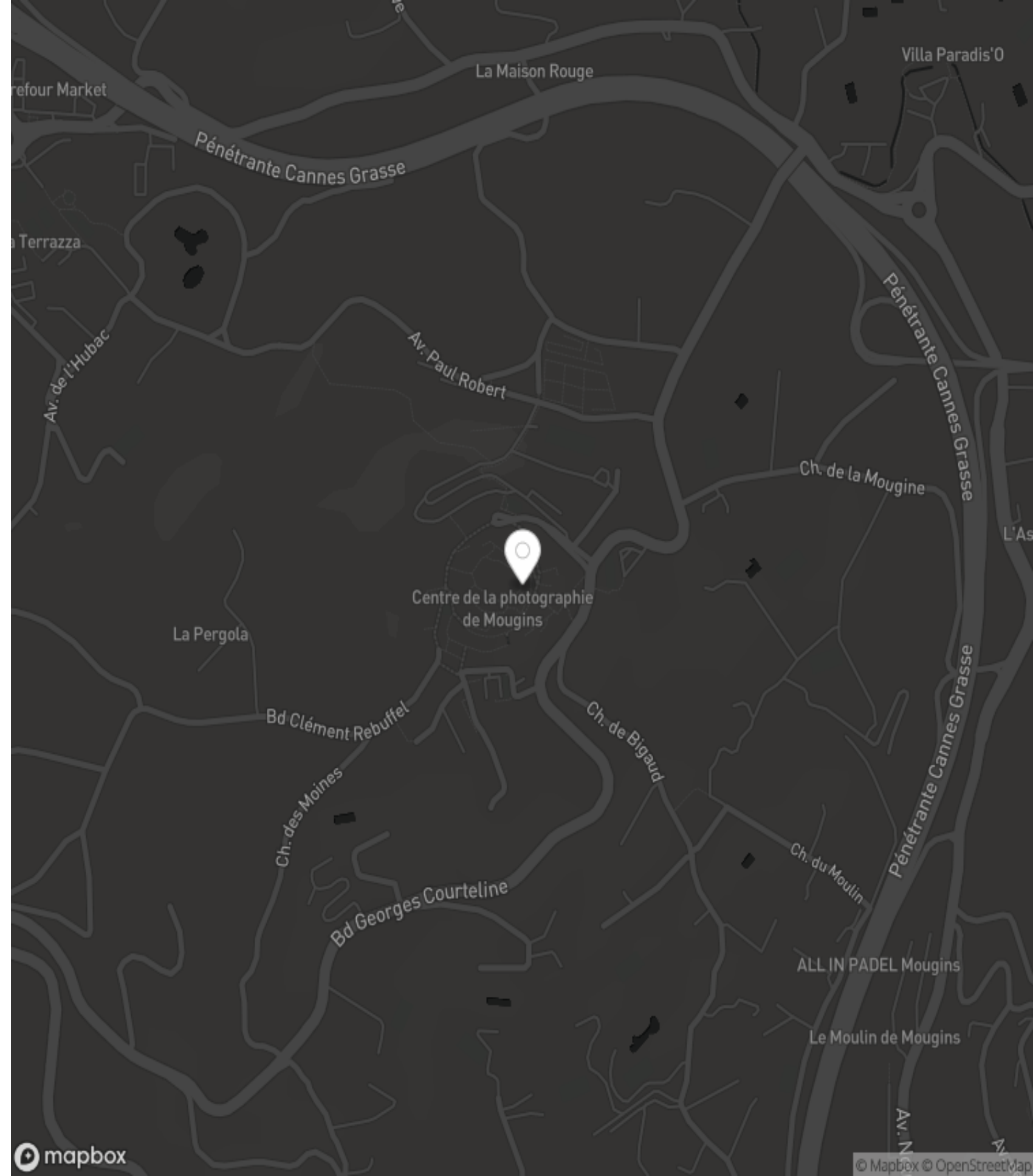
- Spa Lounge
- Staff Quarters
- Wine Cellar



# CANNES

## MOUGINS

This Cannes FAQ addresses the most common queries regarding our luxury villa rentals, from property types and amenities to services, privacy, booking, and pricing. Whether planning a summer retreat during the glamorous festival season or a quiet Riviera escape in the off-season, these answers provide an overview of what to expect from LVH's curated portfolio. For additional inspiration and local insights, visit our [Ultimate Luxury Guide to Cannes](#).







Field Managers



Stewards



Concierge Access

## INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Housekeeping



Pre-stocking



Welcome Ceremony



Unpacking



Luxury Spa Products



Yachts



Private Jets



Super Cars



Chefs

## ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.



Staffing



Helicopters



Entertainment



Experiences



Spa and Esthetics



Wellness



Chauffeurs



Wardrobe Care

















































## WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access. Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.





LVH

CURATORS OF  
IMMEASURABLE  
MOMENTS



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