

## Key Features

- Sleeps maximum 14 (10 adults + 4 children)
  - 6 bedrooms, 3 bathrooms, 2 shower rooms, 6 WCs
  - PRIVATE 12.5m x 5.5m HEATED INFINITY POOL
  - PARTLY AIR-CONDITIONED
  - SUPERB SEA VIEWS
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## Good to know

- 1 mile to the nearest shops and restaurants
  - Pampelonne and L'Escalet beaches 1.2 miles away.
  - Toulon airport 25 miles.
  - Helicopter landing possible within the villa grounds.
  - Port Grimaud 9 miles.
  - St Tropez, 5 miles away.
  - Golf course & tennis available locally.
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This spacious and private villa is tastefully decorated to a very high standard and boasts a stunning pool and breathtaking sea views.

With the accommodation arranged around a patio courtyard with a pretty feature fountain, this exceptional villa lends itself to easy indoor-outdoor living, enabling you to relax into your holiday from the minute you arrive. What could be nicer than relaxing on the terrace, letting your gaze travel across the beautifully maintained gardens down to the pool, with the trees and the stunning blue of the Gulf of St Tropez as a backdrop. Several beaches and beach clubs/restaurants are very convenient indeed, about a mile from the villa, which is situated on the much sought-after lower hillside of Ramatuelle, set apart from other villas in a tranquil location. However, the hustle and bustle of summertime on the Riviera is still at hand for those occasions when you want to enjoy it.

The Var region is such a lovely area for a holiday, with its long sandy beaches, its enchanting hilltop villages such as Ramatuelle, Gassin and La Croix Valmer, its mountains, forests and vineyards, its excellent restaurants, captivating St Tropez and, of course, wonderful sea views at every turn.

## Accommodation

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## Ground floor:

- Accommodation is accessed via an entrance courtyard with fountain.
- Spacious living room with fireplace and sliding glass doors to covered terrace and pergola with sea views.
- Open-plan dining room/kitchen, access to outdoor dining terrace.
- Master double bedroom (1.80m) with dressing room, balcony, integral bathroom, ensuite WC. Sea views. Air-conditioned.
- Double bedroom (1.60m), opening onto south-facing outdoor seating area;
- Double bedroom (1.60m) opening onto south-facing outdoor seating area;
- Separate shower room, WC.
- Guest WC
- Children's bunk bedroom with two bunk beds (4 x 0.90m), ensuite bathroom, WC, portable air-conditioning unit. NB: external access only via courtyard.



## Lower floor/garden level:

- Double bedroom (1.60m) with integral shower room, separate WC.
- Double bedroom (1.80m) with dressing room, private terrace, ensuite bathroom, WC. Air-conditioned.
- Games/TV room with billiard table (not full-sized) - supervised children only please: entrance via courtyard on upper level.



## Grounds:

- Totally enclosed, terraced grounds laid to lawn with mature trees and shrubs. Steps down to heated & fenced 12.5m x 5.5m swimming pool (depth 1.3m - 1.8m with Roman steps entrance); large pool house/summer kitchen with shower and WC. Large outdoor covered dining terrace with built-in gas BBQ. Flood-lit boules pitch. Parking for six cars.
- Care with small children in the grounds due to occasional unfenced drops.



## Services

### Included:

- 3 hours maid service per day, 5 days per week, Monday - Friday.
- WiFi internet.

- Pool heating.

### Extras:

- Telephone.
- Chef/Cook Services.

All villas come equipped with bed linen and towels, cutlery, utensils and usual furnishings required for a self catering rental. All villas have a final clean included (this is a clean that reflects reasonable use of the property). Unless specified, villas will usually have a washing machine, dishwasher, microwave, kettle and other modern conveniences. These are not usually specifically listed on the property description online, however please ask if the presence of one of these items is important to your stay

