

# La Petite Merveille

Region: French Riviera (Cote D'Azur) Sleeps: 8

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## Overview

La Petite Merveille is a luxury 4 bedroom property with the most outstanding views over the Mediterranean. Recently built into the hillside the property is only 700 metres above the beach and has 3 spacious levels for guests to enjoy. Each room has sea views and has been decorated for your comfort in mind.

The property boasts a heated infinity pool, a terrace with shade and a ping pong table- this really is the perfect family holiday rental! It is also only a 10 minute walk from Aiguebelle beach, guests can cycle down or enjoy the water sports available on the beach.

La Petite Merveille is close to many of the fabulous French Riviera towns such as St Tropez, St Maxime and many many more. Although the property has everything one needs for a holiday exploring the many towns is also a possibility.

## Facilities

Wow Factor • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Table Tennis • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

All bedrooms and the living area are air-conditioned.

## Entrance to upper level:

Double bedroom (1.80m), en-suite shower room, WC

## Mid-level:

Open plan living/dining room and kitchen (TV). Large sliding patio doors to terrace and au-vent for outdoor dining.

Steps down to half landing with double bedroom (1.60m), patio doors to terrace, ensuite shower room.

Guest WC.

## Lower level:

Double bedroom (1.60m), French doors to terrace, large arched patio doors to pool terrace.

Separate walk in shower room, WC.

Guest WC.

Double bedroom (1.60m with additional 0.90m single bed), patio doors to pool terrace.

Utility with fridge, sink and access to pool terrace.

## Grounds:

Steeply terraced grounds with gated driveway entrance to upper level. Large mid-level terrace for sunbathing, covered seating and au-vent for outdoor dining. Lower level covered terrace, sun terrace and pool (railings protect steep drops beyond pool – care with young children). Heated 11m x 4m infinity pool (Roman step entrance). Weber gas barbecue. Table tennis. Parking for 2 cars.



## Location & Local Information

With amazing sea-views from its hillside position, it's just a 10-minute (700m) walk down the hill to the coast where you will find restaurants and a sandy beach, Aiguebelle, with beautiful clear water. A cycle path runs from the beach to nearby Cavaliere where you will find a great array of watersports.

All along this coastline there is a good choice of sandy family friendly beaches and hidden coves such as nearby La Fossette and Plage du Rayol as well as beautiful spots further east such as Gigaro Beach and the six kilometres of La Croix Valmer coastline where you will find some stunning walks following the sea surrounded by diverse flora and fauna.

Le Lavandou (6km) is a popular seaside resort with lots of activities plus an international yacht marina which also features fishing boats still bringing in their catch of the day; don't miss the fish market every morning in decent weather! You'll find lots of nightlife in the summer months when the town comes alive with casinos, bars and night clubs but if you're looking for a more laid back approach there are plenty of good restaurants and cafes. Head to the weekly Farmer's market on a Thursday morning to pick up some lovely local produce.

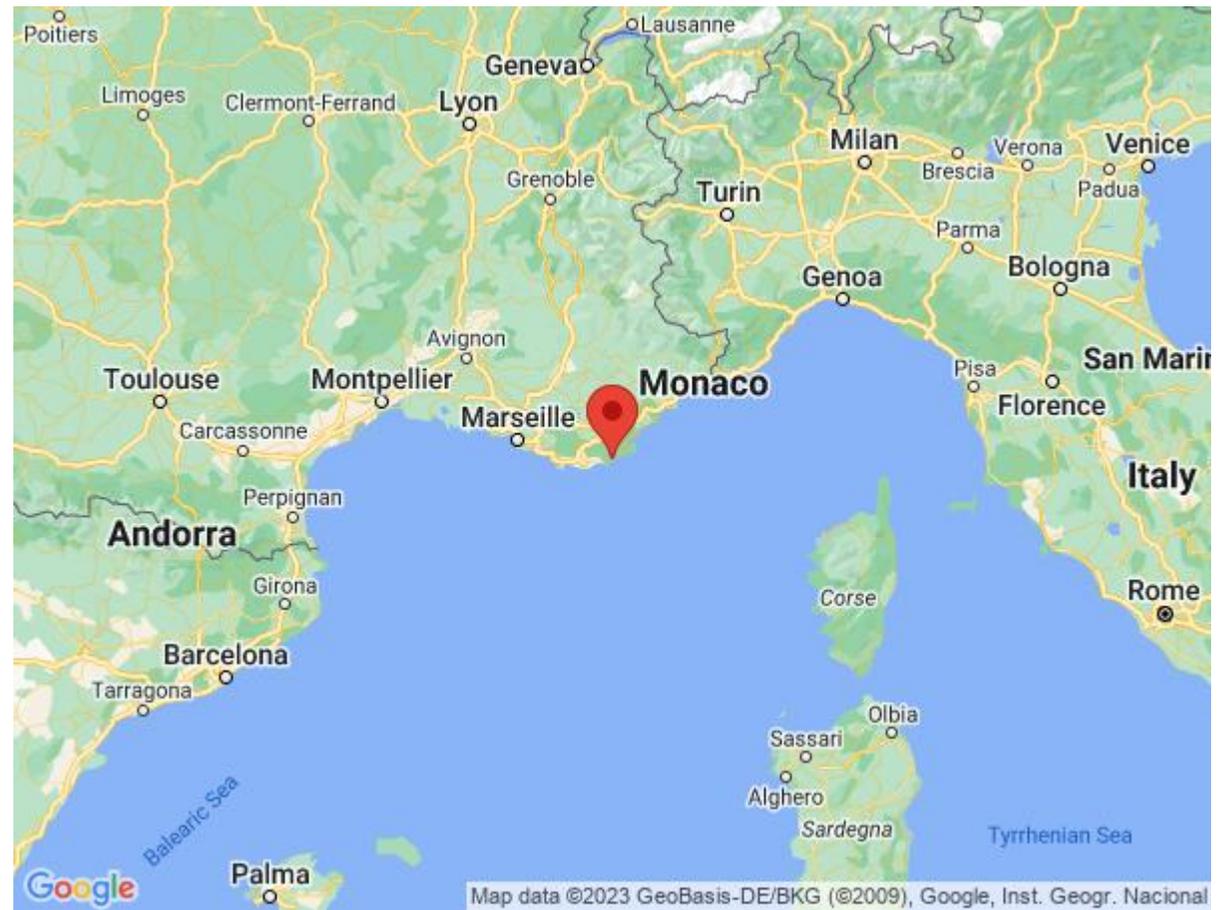
Other outdoor activities in the region include tennis, golf, mini-golf, horse-riding, go-karting, polo and an outdoor cinema in the summer months.

Head inland to the delightful Bormes-les-Mimosas (8km), a little gem in the hills, well-known for being full of colourful flowers, pretty stone walled houses and a quiet ambience of village life.

Other idyllic Provençal villages such include medieval Grimaud (30km) which stands out for its flower filled cobbled streets, ancient churches and stunning views, Gassin (26km), Ramatuelle (30km) and La Môle (25km), a paradise for walkers with some beautiful trails through the stunning countryside.

Fashionable Saint-Tropez (35km) is just a 50-minute drive, or in the summer you can beat the traffic, park in Port Grimaud (30km) and take the ferry across from there during the day. Saint-Tropez is famous for its winding medieval streets, traditional pastel-painted fishermen's cottages, boutiques and restaurants and the port with fishing boats moored alongside luxurious yachts.

Those who enjoy the glitz and glamour must visit Pampelonne Beach and its various beach restaurants including the exclusive Club 55, popular with celebrities as well as visitors.



## Local Amenities

Nearest Beach	<b>Plage d'Aiguebelle (700m/10 min walk downhill)</b>
Nearest Village	<b>Lavandou (6km)</b>
Nearest Restaurant	<b>Plage d'Aiguebelle (700m/10min walk downhill)</b>
Nearest Shop	<b>Cavaliere (1km)</b>
Nearest Supermarket	<b>near Lavandou (8km)</b>
Nearest Airport	<b>Toulon Hyères/Marseille (29km/137km)</b>

## What we love

- Excellent location with unspoilt views of the coastline
- Decorated to a high standard, incorporating natural light with full length windows throughout

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager
- This property is unsuitable for children under the age of 7
- Car hire is recommended so you can explore the area

# Terms & Conditions

- Security deposit: £1,500. Security deposit will be taken via credit card authorization prior to holiday and only be charged if damage occurs.
- Arrival time: Between 1700 - 1900
- Departure time: 9:30Am
- Other Ts and Cs: Children over 7 years old only.
- End of stay cleaning included?: 2 hours mid-week maid service.
- Pool heating charge?: €150/week, to be paid before the arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Heating costs included?: €150/week, to be paid before the arrival.
- Changeover day: Saturday. Other days may be possible outside high season on request only.
- Minimum stay: 7 nights. Short-breaks of minimum 3 nights may be possible outside high season on request only.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
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