

# Valmer Beach Villa

Region: Saint Tropez **Sleeps: 8**

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## Overview

Valmer Beach Villa boasts a highly desirable position in the heart of the St Tropez peninsula, surrounded by umbrella pines, nature reserve, vineyards and only 300 metres from the lovely sandy cove of Vergeron.

In addition to Vergeron Beach, six kilometres of natural sandy beaches, such as Sylvabelle, Heraclée, Gigaro, Ponent and Plage du Débarquement are all within easy walking distance of the villa along the coastal footpath. So too are their numerous beach restaurants.

The beaches, restaurants and beautiful natural surroundings will provide unforgettable memories outside the villa, and at the villa you will be treated to sea views and modern, comfortable and luxurious accommodation inside and outside.

The villa is light and airy and has the added bonus of air-conditioning, whilst outdoors, alfresco living is idyllic with lovely terraces, sea views, a pétanque pitch and a stunning, private heated pool. There is also beautiful garden with oleander flowers, lavender and other Mediterranean plants.

La Croix Valmer is not only known for the quality of its swimming waters and its fine sandy beaches, but also for its fauna and flora and for its coastal walking paths through the nature reserve and through vineyards and villages.

The centre of the village is only 2km away and easily reached on foot. It has a Sunday market and many vineyards including a Côtes de Provence AOC vineyard.

It's no wonder that La Croix Valmer is often referred to as paradise on Earth.

But for a quick change of scenery, Saint Tropez is less than 15km away and will dazzle with its glitz and glamour as well as its charming markets, local artists and typical Côte d'Azur *joie de vivre!*



## Facilities

Wow Factor • **Recommended** • Private Pool • Child-Safe 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 • <1hr to Airport • BBQ • All Bedrooms En-Suite • TV • Indoor Games • Table Tennis • DVD • Heating • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior - 2 levels - sleeps 8

- Living Room (flat-screen Sat TV, DVD player, CD player, I-pod docking station, terrace, sea views)
- Dining area (seating for 8 people, patio doors, terrace)
- Laundry Room (washing machine, tumble dryer, sink, iron, ironing board, fridge, freezer)
- Kitchen (oven, mini-oven/microwave, hob, American fridge/freezer toaster, dishwasher, coffee machine, breakfast bar, patio doors and terrace)
- Terrace (sea views)

### 4 Bedrooms:

Bedroom 1 - 1 Large King-Size Bed, sliding doors to the South and window facing South-West.

Bedroom 2 - 1 Large King-Size Bed, window to the East.

Bedroom 3 - 1 Large Double Bed, window to the West.

Bedroom 4 - 1 Double Bed, window to the East and door opening onto the terrace facing South

All bedrooms have tiled floors, built in wardrobes, air conditioning and en suite shower, basin and WC.

### 4 Bathrooms:

Bathroom 1 - Toilet, Shower Enclosure, Hand basin and heated towel rail

Bathroom 2 - Toilet, Shower Enclosure, Hand basin and heated towel rail

Bathroom 3 - Toilet, Shower Enclosure, Bidet, Hand basin and heated towel rail

Bathroom 4 - Toilet, Shower Enclosure, Hand basin and heated towel rail

All with thermostatic showers, WC, hand basin, heated towel rail. Bidet in en-suite to Master bed-room.

## Outdoor Grounds

- Salt-water heated swimming pool (9.25m x 4.5m, depth: 1.1m - 1.7m) with electric safety cover. Heated up to 28C
- Sundeck
- Garden with oleander flowers, lavender and other Mediterranean plants
- Veranda
- Covered terrace
- Table tennis (located under the covered terrace)
- Outdoor dining area
- Gas barbecue
- Boules pitch
- Fountain



- Off road parking
- Electric gates

**Facilities**

- Wi-Fi
- Air-conditioning throughout
- Satellite TV
- DVD player
- CD player
- iPod docking station
- Books
- Outdoor furniture (tables, chairs, sofas)
- 8 sunbeds
- Games
- Ping-pong table
- Hairdryer

## Location & Local Information

The property enjoys a privileged location just 300m from the sandy cove of Vergeron and just a stone's throw from popular beaches such as Plage de Sylvabelle, Plage de Heraclee , Plage de Gigaro, Plage de Ponent, Plage de Debarquement. This stunning 6 kms long stretch of coastline is filled with restaurants and bars, accessed directly by walking along the coastal footpath.

La Croix Valmer, in the heart of the St Tropez peninsula, is well known for the quality of its swimming waters and is referred to as "paradise on earth". The slogan of this village, which can be easily reached on foot (2km), is the quality-of-life!

There is a lively Sunday market and many vineyards, not to mention the surrounding 220 ha. of nature reserves. It is a great place for walking, both in the woods and along the coast. The famous *sentiers des douaniers* start at Gigaro beach and end at Cap Lardier. Along the path, you will find diverse fauna and flora, small coves, umbrella pines and fine sand beaches.

If you fancy some glamour and nightlife, you can quickly head to St Tropez, with its luxury yachts, clubs and bistros as well as its Tuesday and Saturday markets. For horse lovers, there is a prestigious Polo Club, with four fields, indoor/outdoor arenas and a training track.

Don't miss a visit to Pampelonne beach where you may well bump into movie stars, football players and other celebrities.

The coastal towns of Ste Maxime and Cavalaire with attractive ports, marinas and casinos are both within easy driving distance (17km and 4.8km).

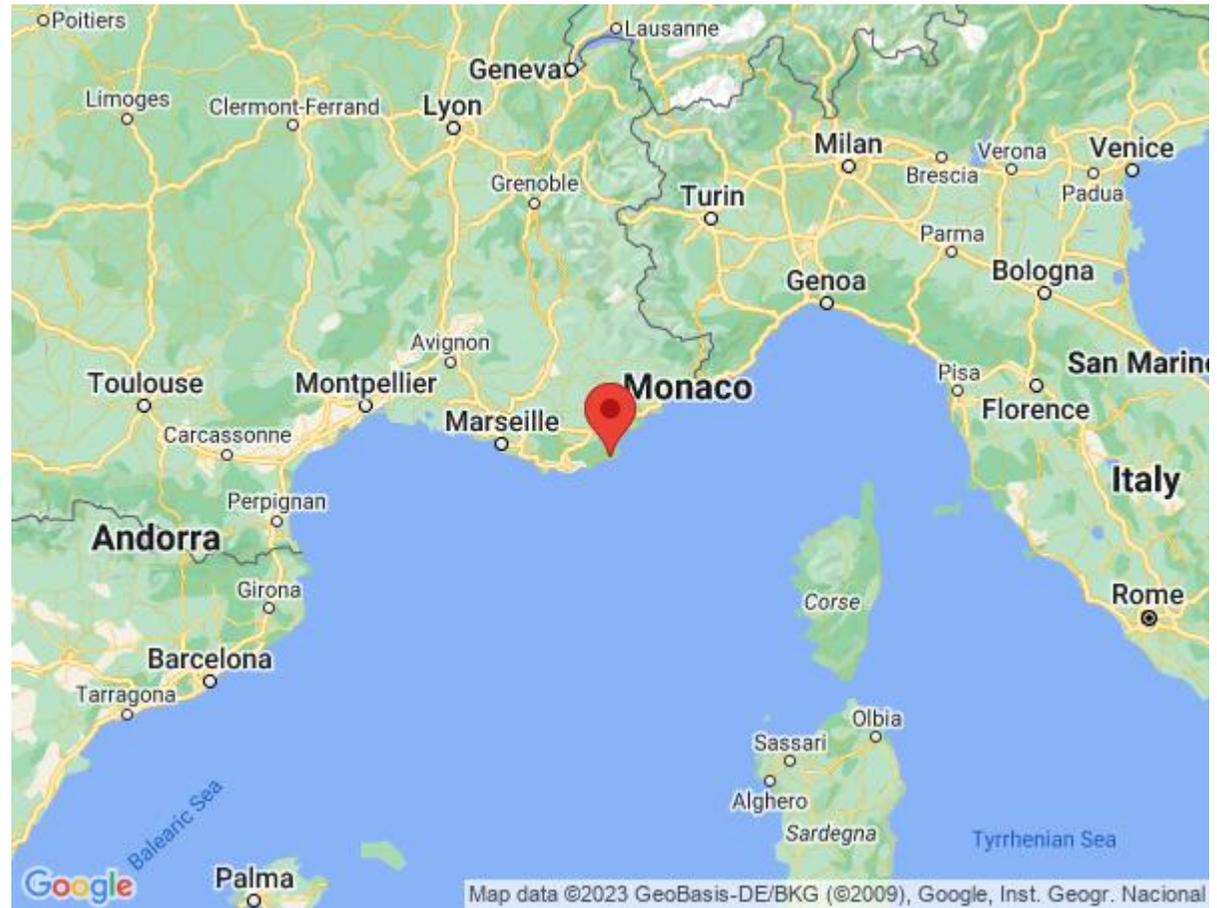
Bormes les Mimosas, a medieval village famous for its flowers and pink houses offering a panoramic view of the plains and the Iles d'Or is another recommended day trip along with Gassin, Grimaud Village and La Garde Freinet.

Take a ferry to the island of Porquerolles, hire a bike and explore the Port-Cros National Park.

The area is great for other fun activities such as jet ski, beach volley, quad bikes, paintball, pottery, mosaic and sculpture and a lot more.

Golf lovers must head to the Gassin Golf Country Club, bearing the mark of Gary PLAYER, better known as the "International Ambassador to Golf" and second most-titled player in the world. In addition, one of the Var's oldest courses, the Beauvallon Golf course, is also close by.

There are good cycle tracks around the local areas and very interesting



countryside. There are also tracks for those who have mountain bikes onto Cap Lardier.

## Local Amenities

Nearest Village	<b>La Croix Valmer (2.1 km )</b>
Nearest Bar/Pub	<b>(2.3 km )</b>
Nearest Restaurant	<b>(1 km )</b>
Nearest Beach	<b>Vergeron (300 m )</b>
Nearest Golf	<b>Golf Club Beauvallon (14 km )</b>
Nearest Airport	<b>Toulon-Hyeres / Nice (52.4 km / 108 km)</b>
Nearest Ferry Port	<b>St. Tropez (9 km)</b>
Nearest Town/City	<b>Cavalaire (4.9 km )</b>
Nearest Shop	<b>Spar - Boulevard de la mer (1.6 km )</b>
Nearest Supermarket	<b>Carrefour - Cavalaire sur mer (5.6 km )</b>
Nearest Tennis	<b>La Croix Valmer (2.1 km )</b>

## What we love

- A sandy cove just 300m away and only a 20-minute walk to the village of La Croix Valmer
- The beautiful natural setting and lovely walks along the coastline to seven beaches, to Cap Lardier and beyond to Cavalaire sur Mer.
- The villa's pretty sea views
- All bedrooms are en-suite and also have a built-in wardrobe
- Fully air-conditioned so no problem sleeping at night!

## What you should know...

- The villa is not entirely suitable for young children due to steps, rock walls and white leather furniture.
- A car is recommended to explore this beautiful region.

# Terms & Conditions

- Security deposit: €2500 paid via bank transfer to the owner 60 days before their arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Between 5.00 and 7.00 p.m. (please note that owners reserve the right to charge a fee of €50/hour in case of late arrivals unless with prior agreement).
- Departure time: Before 9.30 a.m. (please note that owners reserve the right to charge a fee of €50/hour in case of late departures unless with prior agreement).
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- End of stay cleaning included?: Guests are required to book a minimum of five hours cleaning per week at a cost of €35 per hour, paid locally upon arrival. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Tax: French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Guests will be required to sign a copy of the owner's rental agreement at the time of booking. They will also be required to provide a passport/driving license together with a recent utility bill as proof of ID and current address. Please note that the booking is not confirmed until the owner has received the signed copy of the rental agreement.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: No.
- Other Ts and Cs: Please note the property is not suitable for children under 10 and disabled or infirm persons.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Pool towels included?: Yes.
- Pool heating charge?: No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.