

# Villa Xavier

Region: Uzès Sleeps: 12

## Overview

Villa Xavier is not a villa that came to life by chance. It is the labour of love of a skilled, local carpenter who put all his passion and *savoir-faire* into the creation of his home. The result is a unique, modern home made from quality materials and craftsmanship throughout...and just 10 minutes from magical Nîmes.

This is a newly built home, spacious and comfortable offering several relaxation areas both indoors and outdoors and a stunning private, heated swimming pool. Every detail seems to have been meticulously and lovingly considered, in order to create a modern masterpiece.

The large heated swimming pool on the wooden terrace is a highlight as it blends in beautifully with the modern lines of the garden with bright lawn, white pebble paths and olive trees all dotted about with meticulous care. A bioclimatic pergola with outdoor sofas, a large dining terrace and barbecue plus a heated jacuzzi on the upper terrace complete the picture outdoors.

Indoors the owner shows off his private wine collection in an underground cellar visible through a glass floor – it has a tasting area for guests who are welcome to purchase the wines. And when the outstanding local food and wine needs to be worked off, you can do so in your own private gym!

Furthermore, a concierge service is available for organising extra cleaning, meals from an outstanding local *traiteur*, breakfast, fitness coaching, wine tastings and numerous other activities and attractions on offer. Keen golfers can try their luck at the Golf de Vacquerolles, just 10 minutes away.

Just a 10-minute drive away is magical Nîmes, which boasts France's finest collection of Roman remains, including the impressive 2000-year-old arena, la maison carrée, the Temple of Diana and the Tour Magne. The famous arena is the stage to spectacular events even today, such as concerts and bullfighting (killing-free!) and one of these should not be missed. Besides the Roman ruins, Nîmes also has a charming historic centre, tree-lined boulevards, parks, cathedrals and one of the oldest city parks in France, Les Jardins de la Fontaine.



If travelling in early June or mid-September, be sure not to miss one of France's biggest festivals, the *Féria de Pentecote*, where the streets of Nîmes come alive with bull-fighting, music, concerts and dancing.

Nîmes is also a gateway to Provence, Pont du Gard, the Cevennes National Park and even the Camargue. The sea is only 40 kilometres away and Uzès and Arles are only 30 and 40 minutes away.

Villa Xavier is a thing of beauty in an area full of history, charm and beautiful landscapes topped off with great wines and cuisine made for enjoying in the Mediterranean sunshine which produced them.

## Facilities

Modern • Private Pool • Heated Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Gym/Fitness Room • Wine Cellar • Indoor Games • Outdoor Games • Table Tennis • Table Football • Pool/Snooker • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Watersports • Canoeing/Kayaking • Wine Tasting • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## House Interior (400m<sup>2</sup>)

### Lower Ground Floor

- Studio with double bed, TV, mini-fridge, sofa-bed, en-suite shower room and WC. Independent entrance and opening onto south-facing garden
- Gym with running machine, power plate, fridge and TV
- Laundry room with washing machine, dryer and iron
- Private wine cellar with tasting area

### Ground Floor

Entrance onto open-plan space comprising of:

- Living-dining room with billiard table
- Fully equipped kitchen (dishwasher, microwave, oven, coffee maker, Nespresso coffee machine, large fridge, freezer)
- Sitting area opening onto pool terrace
- WC

### First Floor

- Master double suite with bath tub in room, A/C, TV, large terrace with heated jacuzzi, plus en-suite shower room with WC
- One double bedroom with sofa-bed, ideal for children (located off master suite)
- Two double bedrooms (one with round bed)
- Sitting area with sofa-bed and TV (can sleep 2, located between two double bedrooms)
- Shower room
- W.C.

## Outside Grounds (3000m<sup>2</sup>)

- Enclosed grounds with lawn and trees
- Private heated swimming pool with hydraulic glass fence (size: 15m x 5m, depth 1.6m)
- Poolside wooden terrace
- Bioclimatic pergola with outdoor sofas and coffee table
- Barbecue area with large parasol, two large dining tables and chairs
- Heated jacuzzi (on the terrace by the master suite)
- Ping pong
- Table-football
- Parking space for up to 5 cars



## Facilities

- Wi-Fi
- Heating
- Air conditioning (in the main bedrooms, the studio room and the gym only)
- Underfloor cooling system (in the kitchen, dining room and the bedroom off the master suite)
- Satellite TV and DVD player
- I-Pod docking system
- House I-pad (can be used to control music, lights, shutters)
- Alarm system
- Gym
- Portable massage table
- Heated jacuzzi
- Table-football
- Ping-pong
- Billiard
- Wine cellar
- Barbecue
- Cigar humidor

## Location & Local Information

In the Languedoc-Roussignol region, yet with the Camargue and the Provence-Alps on its doorstep, Villa Xavier is located just 10 minutes from the old Roman city of Nîmes. Often referred to as the 'French Rome', it is a must see for those with an interest in history. Countless incredibly well preserved relics remain from the Roman Empire, including the ancient aqueduct bridge at Pont de Gard, the Roman temple of Maison Carrée, and, of course, the best preserved Roman amphitheatre in France.

One of France's biggest festivals, *Féria de Pentecote*, usually takes place in Nîmes in June and September. Enjoy bull fights, watching bull runs along the streets, brass bands, folk music, evening markets and dancing in the *bodegas* until late, eating paella with friends, free concerts, horse parades, watching water jousting and more.

We highly recommended a trip to the ancient town of Avignon (50mins), full of history, art, culture and life. Registered as a UNESCO World Heritage Site, the Popes' Palace, the Bridge of Avignon and the Palace Square are just a few of the marvellous attractions on offer. It is said that once you arrive in Avignon, you will never want to leave... In the Summer, there is a famous Arts Festival, a great chance to enjoy films, theatre and street performers.

Around 30 minutes away by car, at the source of the Eure, lies the medieval commune of Uzès. The 11th century Tour Fenestrelle is a 42 metre high Romanesque tower that is the definitive landmark, and a must see on a trip to Uzès. The Saturday night market is also famous across the region, selling locally produced food, clothing and plenty of touristy delights.

The medieval riverside town of Orange (50mins) is a further day-trip option with plenty of Roman monuments, museums and a lively market every Thursday.

The sea is only 40km away and the Camargue is also easily accessible, not to mention all the exciting things to do and experience in the area: golf, horse-riding, kayaking, mountain-biking, markets, wine-tasting and more.

Staying at Villa Xavier means having it all: beautiful towns, vineyards and stunning Mediterranean coastline.



## Local Amenities

Nearest Airport	<b>Nîmes/Avignon/Marseilles</b> <b>(19km-25mins/70km- 1h 30 mins/110km-1 h 10mins)</b>
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Nearest Town/City	<b>Nîmes (10mins)</b>
Nearest Train Station	<b>Nîmes (10mins)</b>
Nearest Beach	<b>(40km)</b>
Nearest Golf	<b>Golf &amp; Résidence de Nîmes Vacquerolle (4.5km)</b>
Nearest Restaurant	<b>(5km)</b>
Nearest Supermarket	<b>(5km)</b>

## What we love

- Enjoy wine tastings in the private cellar and the convenience of buying the wines in your own villa
- The villa also has a cigar humididor for guests
- It is possible to book extra services such as a somelier, a fitness coach, breakfast and local meals
- The 15-metre long heated infinity pool is stunning
- Sleek modern lines, high quality materials, space and comfort create a sumptuous recently built villa
- Recent additions include a heated jacuzzi, billiard table, table-football and ping-pong
- Nîmes, one of France's most historic and charming towns is just a 10-minute drive away

## What you should know...

- One of the double bedrooms has a round bed (please refer to 'Features' tab for full details of bedrooms, sleeping arrangements and layout)
- Air-conditioning is available in the main bedrooms, the studio room and the gym only (the kitchen, dining room and the bedroom off the master suite have under-floor cooling system)

# Terms & Conditions

- Security deposit: €3000 charged to clients' credit card prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. – other times on request.
- Departure time: 10.00 a.m. – other times on request.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, including pool towels.
- End of stay cleaning included?: Yes. However, 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 garbage disposal required will be charged against the security deposit.
- Changeover day: Saturday. Other days may be possible on request.
- Pets welcome?: No.
- Smoking Allowed?: Outside only.
- Minimum stay: 7 nights.
- Heating costs included?: Yes.
- Other Ts and Cs: Weddings, stag/hen parties and other celebrations are not allowed.
- Other Ts and Cs: Air-conditioning is available in the main bedrooms, the studio room and the gym only (the kitchen, dining room and the bedroom off the master suite have under-floor cooling system).
- Other Ts and Cs: Guests wishing to purchase wine and/or cigars at the villa are required to pay locally (the security deposit will be charged for any unpaid items).
- Pool heating charge?: No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: French Visitors Tax payable locally (typically costs €1-€3 per adult per night- please enquire if exact amount is required).