

Interior & Grounds

Villa Interiors (300m2)

Ground Floor

- Living room (60m2) with fire place and sea view. Doors open up to al-fresco lounge with sea view
- TV room (30m2)
- Kitchen and dining area, fully equipped with doors leading out to al-fresco dining terrace with sea view
- Utility room
- Bedroom with double bed (160x200cm)
- Bedroom with double bed (140x200cm)
- Bathroom with shower and WC
- Bedrooms with twin beds (90x200cm each), two extra pull-out beds and en suite bathroom with shower and WC
- Bedrooms with twin beds (90x200cm each) and en suite bathroom with bath and WC

Upper Floor

- Master bedroom with double bed (180x200cm), dressing room, en suite bathroom and private terrace with sea-view

Outside Grounds

- Swimming pool (12mx5m, depth: 1.5-2m) with safety cover, open all year round and can be heated in May, June, September and October
- Al-fresco dining terrace
- Barbecue
- Al-fresco lounge
- Garden (partly terraced)
- *Boules* pitch
- Water feature
- Parking (4-5 cars)
- Electric gate

Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Smart TV and DVD player
- Board games
- Games console
- Pool table



Location & Local Information

In the French Riviera, around an hour from Nice Airport, Villa Pins D'Italie enjoys an enviable location within walking distance to the beach and a selection of restaurants, only half an hour by car (even less by boat!) from the glitz of Saint-Tropez.

It's just a ten-minute walk down to the Mediterranean coast where you will find a number of beaches, some sandy, others with pebbles, rocks and crystal-clear sea. Stroll a little further and you will reach a stunning natural area with towering pine trees and rocky paths leading to coves, a perfect spot for a picnic with spectacular views.

There are also plenty of restaurants close by as well as a supermarket and useful shops such as a bakery and pharmacy – it's an ideal location if you don't wish to depend on a car for all of your stay. Wander down to the village port where there are watersport centres offering parachuting, jet-ski, sea-karts and fly-boarding as well as gentler pursuits such as snorkelling, paddle-boards and kayaking.

Summer boat shuttles depart from the local port to Saint-Tropez, taking around 25 minutes – a great way to beat the traffic. You can also hire private yachts for days out with a skipper exploring the bay of Saint-Tropez and beyond.

The lovely seaside town of Sainte Maxime (7km) is a short drive away, passing many wonderful stretches of beaches on the way, ideal for families and also offering a wealth of watersports. Visit Sainte Maxime on a Thursday morning to experience its atmospheric market and pick up all sorts of local delights.

The Place des Lices Market in Saint-Tropez is also not to be missed by food-lovers, spreading out over the square on a Tuesday and Saturday morning. Afterwards, wander around the historic quarter admiring the beautiful architecture and charming lanes, perhaps followed by lunch at one of the high-end restaurants near the marina. The brilliant beach south of Saint-Tropez is also a must - Pampelonne (28km) with its sandy shores, yet more watersports and famous beach clubs such as Club 55.

As well as Saint-Tropez, don't miss some of the idyllic hilltop villages such as Grimaud (20km), Gassin (23km) and Ramatuelle (25km), all picture-perfect places with flower-filled cobbled lanes, old churches, authentic restaurants and incredible views.

Keen hikers and experienced cyclists can head inland to the Maures



mountains or even as far as the world-famous Verdon Gorge, about two hours away, a spectacular place for canoeing, kayaking or just appreciating the scenery. Closer to home, there are also many fantastic walking trails around La Croix-Valmer coastline, just over half an hour away.

Golf-lovers are spoilt for choice with the 18-hole Golf Blue Green near Sainte-Maxime, the prestigious Beauvallon Golf Club also close by and Golf Club Saint-Tropez just a little further.

Local Amenities

Nearest Airport	Toulon Hyères Airport (62km)
Nearest Airport	Nice Côte d'Azur Airport (72km)
Nearest Train Station	Gare de St Raphaël-Valescure (17km)
Nearest Village	(Within 750m)
Nearest Restaurant	In the village (Within 750m)
Nearest Supermarket	In the village (750m)
Nearest Beach	(750m)
Nearest Town	Sainte-Maxime (7km)
Nearest Tennis	Nr the village (1.5km)
Nearest Golf	Golf Blue Green Sainte-Maxime (8km)

Terms & Conditions

- Security deposit: £2000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- End of stay cleaning included?: Yes and mid-stay cleaning for stays of 2 weeks or more. 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 rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Minimum stay: 7 nights.
- Changeover day: Saturday.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open all year round. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Pool heating charge?: Yes. The swimming pool can be heated in May, June, September and October, subject to a supplement of £250 per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other Ts and Cs: Air-conditioning is featured in the bedrooms only.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of £200 per pet will apply (payable locally).
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.