

Villa Cote D'Azur

Region: Saint Tropez **Sleeps: 14**

Overview

A private French Riviera hideaway, yet only a very short drive to the exclusive beach clubs of Saint Tropez' Plage de Pampelonne, Villa Côte d'Azur is a tranquil paradise set in stunning gardens and woodland with its own heated pool, private tennis court and helipad.

Villa Côte d'Azur exudes an air of understated luxury with its terracotta tiled floors and traditional Provençal interiors. A fruit basket, flowers, groceries, wine and champagne are there for your arrival and guests can also expect daily house-keeping alongside the possibility of on-site concierge services.

Across this beautiful home, natural tones and graceful décor add to an ambience of space and light. Air-conditioned throughout, the spacious wood-beamed living room opens out to the covered terrace and barbecue for summer dining at its best or prepare feasts in the perfectly equipped French kitchen.

The seven inviting en-suite bedrooms are scattered across the villa, all with doors opening to terraces or balconies, including a studio-style apartment on the lower floor. Even the bathrooms are so pretty, most with romantic bathtubs or walk-in showers.

It's such a quiet setting, within 3.5 hectares of enclosed grounds featuring oaks, pines and glorious gardens. After a game of tennis on your private court, relax beneath the shade of the al-fresco lounge or find a serene spot by the grand fountain. The heated swimming pool, gated for young guests' safety, enjoys a vast terrace for sunbathing and dining al-fresco by the poolside summer kitchen.

Passing woodland and vineyards, it's just over a 5-minute drive down to the sandy shores and exclusive beach clubs of Plage de Pampelonne, Saint-Tropez' famous beach which also features a vast range of summer watersports. Reserve your place by the pool, restaurant or champagne bar at internationally renowned Nikki Beach or experience the casual vibe at the legendary Le Club 55.

Venture up to the gorgeous village of Ramatuelle, set above Pampelonne Beach, where you can potter around the narrow lanes visiting little art galleries and characterful restaurants, then drive across the winding lanes to soak up



the glamour of historic Saint-Tropez, with its upmarket yet charming reputation.

Explore the Mediterranean by private yacht, head out for lunch in picture-perfect spots such as Gassin and Grimaud, hike or cycle through the Maures landscapes or walk along La Croix Valmer coastline – all superb ways to discover the incredible natural beauty of this part of the French Riviera.

Facilities

Wow Factor • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Laptop Friendly Workspace • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Tennis Court • Ground Floor Bed & Bath • Smart TV • Outdoor Games • Table Tennis • DVD • Heating • Cot(s) • High Chair(s) • Toys • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Go-Karting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips • RWC-Marseille • RWC-Nice

Interior & Grounds

Villa Interiors (450m2)

Main Floor (split-level)

- Split-level living room with TV and open fireplace. Doors open to al-fresco dining terrace
- Kitchen-diner, fully equipped including dishwasher, wine cooler, large oven, fridge-freezer with icemaker/water dispenser, Nespresso machine, microwave and dining table (12 guests). Doors open to al-fresco breakfast area
- Laundry room
- Guest WC

Main Floor Bedrooms (via one hallway)

- Master bedroom with king-size double bed, door opening to rear balcony and private terrace and en suite bathroom with bath and shower
- Bedroom with king-size double bed, door opening to terrace and en suite shower room
- 2 x bedrooms with king-size double bed, door opening to terrace and en suite bathroom

Main Floor Bedrooms (via a second hallway)

- Master bedroom with king-size double bed, door opening to balcony and en suite bathroom
- Bedroom with king-size double bed, door opening to breakfast terrace and en suite shower room

Lower Ground Level (independent access)

- Studio-style apartment with king-size double bed (can be made up as twin on request), kitchenette and door opening to terrace. Shower room

Outside Grounds

- Heated swimming pool (15x5m, depth: 1-2.2m) with safety gate. Not heated during winter period
- Poolside summer kitchen and dining area
- Covered al-fresco dining terrace
- Barbecue
- Other terraces
- Gardens
- Fountains
- Tennis court



- Enclosed grounds (3.5 hectares) with pine and oak trees
- Helipad
- Parking (6 cars)

Facilities

- Wi-Fi
- Reversible air-conditioning/heating
- Smart TV and UK Sky
- DVD and CD player
- Sonos sound system
- Table tennis
- Tennis court
- Board games
- Children's toys, books and DVDs
- Alarm
- Safe (in two bedrooms)
- Washing machine and dryer (x2)

Location & Local Information

Villa Côte d'Azur is in the Var department of southern France, close to the glitz of Saint-Tropez. Reached via an unsurfaced road, this holiday home enjoys such a beautiful and private setting within 3.5 hectares of stunning gardens and woodland, including a private tennis court and helipad. Yet you are only a 7-minute drive from Saint Tropez' famous Plage de Pampelonne and exclusive beach clubs such as Le Club 55 and Nikki Beach.

A long stretch of sandy shore, gaze out to yachts resting in the bay as you soak up the ambience of Pampelonne Beach, only 2.5km away. Book ahead if you wish to experience one of the much-loved beach clubs and restaurants, especially in July and August. There is also a great range of watersports along the beach including sea-kayaking, stand-up paddle boarding, windsurfing, jet-ski, pedaloes and more.

The former fishing village of Saint-Tropez is 7km away. Experience its charm as you explore the town's old quarter with its narrow lanes, pretty shops and traditional restaurants, and visit the atmospheric Provençal market on Place des Lices. Of course, there's also the exclusive boutiques, high-end restaurants and mega yachts in the marina with many A-list celebrities attracted to Saint Tropez's picture-perfect yet upmarket vibe.

Even closer is the gorgeous hilltop village of Ramatuelle (5km), perched high above Pampelonne beach with the most glorious views of the Mediterranean. With pretty flower-filled lanes, little art galleries and some lovely restaurants, it's the perfect spot for a relaxing lunch in characterful surroundings.

The traditional villages of Gassin (7km) and Grimaud (17km) are also beautiful places to visit or venture further into the Côte d'Azur hinterland to La Môle (24km) in the Maures hills, a paradise for hikers and experienced cyclists, and La Garde-Freinet (27km), a fortified 11th century village surrounded by cork oaks and chestnut groves.

Guests seeking the authenticity of the French Riviera will also adore the coastline around La Croix Valmer, known for its vineyards, coastal walking trails, beachside restaurants and incredible natural scenery. Plage de Gigaro (15km) and Plage de Sylvabelle (13km) are two wonderful beaches to discover, especially idyllic in quieter months.



Local Amenities

Nearest Airport	Aéroport du Golfe de Saint-Tropez for private planes (23km)
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Nearest Airport 2	Toulon Hyères Airport (58km)
Nearest Airport 3	Nice Airport/Marseille Airport (101km/150km)
Nearest Village	Ramatuelle (5km)
Nearest Beach	Pampelonne Beach (2.5km)
Nearest Restaurant	Pampelonne Beach in summer months (2.5km)
Nearest Town	Saint-Tropez (7km)
Nearest Supermarket	Various supermarkets (Within a 10-15 minutes drive)
Nearest Golf	Golf Club Saint-Tropez (11km)
Nearest Train Station	Les Arcs - Draguignan (48km)

What we love

- Surrounded by idyllic woodland and vineyards, yet minutes from the exclusive Le Club 55 and Nikki Beach Club on Plage de Pampelonne
- This beautiful villa is all about high-end living in the French Riviera alongside classic Provençal style
- Experience tranquility and privacy within the vast grounds featuring a heated swimming pool, tennis court, helipad as well as stunning gardens and terraces
- Admire the glorious Côte d'Azur vistas from the hilltop village of Ramatuelle
- The glitz and charm of Saint Tropez is also easily reached

What you should know...

- The access road leading to the villa is unsurfaced – so not suitable for a low sports car, for example.
- The villa sleeps a maximum of 14 guests across seven bedrooms, one of which is a studio apartment on the lower ground floor with its own independent access.

Terms & Conditions

- Security deposit: €10,000 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.
- Linen & towels included?: Yes. Linen changed weekly, towels are washed on-site as required.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes and 12 hours daily housekeeping included. 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.
- Tax: French Visitors Tax is included.
- Pool heating charge?: Included (the pool is not heated in the winter period). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: 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. The pool is not heated in the winter period.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Small dogs may be permitted - on request only and with prior agreement with the owner. If accepted, an additional €1000 security deposit will apply (to be paid with main security deposit as above).
- Smoking Allowed?: Not allowed.
- Other Ts and Cs: Weddings are on request only and subject to prior arrangement with the owner and additional charges/increased security deposit. Stag/hen parties and other special events are not allowed.