

# Le Cottage Du Palais

Region: French Riviera (Cote D'Azur) Sleeps: 10

---

## Overview

Between Toulon and Hyères, Le Cottage Du Palais is a beautiful air-conditioned holiday villa with a private jacuzzi located within a prestigious estate, set high above the glistening Mediterranean with direct access to the sea and summer watersports below.

Reached via stone steps, this pretty cottage has been lovingly decorated with high-end furnishings and refined style, offering an attractive lounge looking out to the garden and a modern kitchen-diner with doors opening to the al-fresco terrace. Expect hand-crafted headboards and antique pieces alongside contemporary touches in the four en suite doubles whilst the fifth bedroom is ideal for younger guests with twin beds.

Wander through your very own garden, following the little path through the olive trees, passing towering pines so typical of this coastline. As the *domaine's* grounds lead down towards the sea you will soon discover the most stunning Mediterranean views! Come across your private jacuzzi and yoga deck as you gaze out towards the sea or venture even further via the rocky steps to the estate's creek, perfect for swimming in the crystal-clear water.

The services offered across the *domaine* are second to none. A basket of breakfast goodies is delivered each morning and guests benefit from daily maid service. Yoga and other wellbeing activities can be arranged, as can private boat trips and a range of watersports on the creek below.

When you are ready to explore further afield then enjoy a lunch out in the harbourside village of Carqueiranne, admire the colourful boats in Sanary-sur-Mer, marvel at the coastal landscapes as you hike near Saint-Mandrier-sur-Mer or discover the long sandy beaches of the Giens peninsula.

Ferries whisk visitors across to the idyllic Îles d'Hyères with its picture-perfect beaches, nature and walking trails. For another spectacular day out, you could even drive as far as the beach clubs of Plage de Pampelonne and Saint Tropez before returning to the exclusive surroundings of your French Riviera holiday home.



## Facilities

Modern • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet  
• Air-Con • Hot Tub • <1hr to Airport • Ground Floor Bed & Bath • Heating  
• Caretaker/Owner on Site • Watersports • Sailing • Canoeing/Kayaking •  
Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby •  
Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor  
Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba  
Diving • Boat Trips • Seafront • RWC-Marseille

# Interior & Grounds

## Cottage Interiors (200m2)

- Lounge with doors leading to covered terrace
- Kitchen and open-plan dining area, well-equipped with doors leading to terrace
- 5 x bedrooms with double bed and private shower room
- Bedroom with twin beds
- Guest WC



## Outside Grounds

- Terrace for al-fresco dining
- Garden (400m2)
- Sea-view outdoor jacuzzi and yoga deck (via steps/downhill paths, en route to the sea)
- Shared access to the sea (below the *domaine*, access via steps/paths/rocks)

## Facilities

- Wi-Fi
- Air-conditioning
- Sea-view outdoor jacuzzi (see above)
- Laundry room



## Location & Local Information

Le Cottage Du Palais is perched above the coast, with direct access to the sea below, located between Toulon and Hyères in the Var department of the French Riviera.

It is part of a huge domaine which also features [Palais De L'Ocean](#) (and the Palais' grounds and swimming pool which are next to Le Cottage's garden) and, on the other side of the Palais, [La Bastide Du Palais](#). They all share access to the sea below, via paths and steps (rocky at times) leading to the bottom of the estate where there is a creek - it takes just over 10 minutes. On-site seasonal water-based activities can be arranged such as stand-up paddle boarding, kitesurfing, diving and wing-foiling.

The local village (2.5km) has a handful of shops and restaurants and it's an attractive place to stroll around with its medieval past. Another nearby village, close to a supermarket, features a handsome town hall next to a grand fountain and picturesque park.

Come across little pebble coves below the rocky coastline or discover slightly longer stretches of beach backed by summer restaurants and cafes. After a lunch out in the pretty port of Carqueiranne (8km), admire the leaning pine trees of Plage des Pins Penchés, or pack a picnic and explore some of the superb hiking trails through forests, often with the most spectacular sea views.

If you are seeking long stretches of beach and more summer watersports then head to the Giens peninsula (14km). Plage de l'Almanarre is popular with kite-surfers whilst Plage La Bergerie (19km) is much loved by families with shallower water, sandy shores and other summer watersports. The Étang des Pesquiers is an absolute paradise for bird-watchers – look out for occasional pink flamingos.

Hop on a boat to take you across to the idyllic island of Porquerolles, easily reached via various ports at La Tour Fondue, Le Pradet and Toulon (check schedules in advance). Once you arrive, hire bikes to explore the beauty of this island as you cycle past vineyards and pine forests, coming across gorgeous beaches and amazing vistas.

Back to the mainland, visit the charming town of Hyères with its lively weekly market and excellent restaurants, or tour the historic city of Toulon with its museums, shops, port and fascinating maritime heritage.



## Local Amenities

Nearest Airport

**Toulon Hyères  
(16km)**

Nearest Airport 2	<b>Marseille Provence Airport (100km)</b>
Nearest Train Station	<b>La Garde (2.5km)</b>
Nearest Village	<b>(2.5km)</b>
Nearest Restaurant	<b>Local village (2.5km)</b>
Nearest Supermarket	<b>(1.5km)</b>
Nearest Beach	<b>(1.5km)</b>
Nearest Golf	<b>Golf de Valgarde (4.5km)</b>
Nearest City	<b>Toulon (7km)</b>

## What we love

- Set high above the azure-coloured Mediterranean with access to the sea below
- The sea-view jacuzzi set amongst the pine trees is magical!
- A breakfast basket is delivered each morning for you to enjoy on your garden terrace
- Part of a large *domaine*, neighbouring Palais De L'Ocean features in the 2022 film Downton Abbey: A New Era!
- Arrange a variety of watersports or take a boat tour out to discover the beautiful coastline and islands
- Discover idyllic coves and visit pretty harbour towns along this part of the French Riviera and beyond

## What you should know...

- Le Cottage Du Palais is part of a large *domaine* but with its own garden and entrance. It is next to the prestigious [Palais De L'Ocean](#) and its pool/gardens. On the other side of the Palais is [La Bastide Du Palais](#) - both properties can be booked separately.
- The sea-view jacuzzi is in a different part of the *domaine*, towards the sea, reached via steps and downhill paths.
- There is also shared access to a creek and summer watersports, located at the very bottom of the *domaine* reached via steps/paths/rocks.

# 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: 3.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- End of stay cleaning included?: Yes, and daily maid service also 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.
- Linen & towels included?: Yes, and changed twice per week.
- Changeover day: Saturday in July & August. Flexible during all other periods.
- Minimum stay: 7 nights in July & August. 5 nights during May, June & September. 2 nights during all other periods.
- Smoking Allowed?: Outside only.
- Pets welcome?: Not allowed.
- 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: Weddings (including rental of Palais de l'Océan) are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and any special events are not allowed.