

# Villa Gemeaux

Region: Saint Tropez Sleeps: 10

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## Overview

Families and groups of friends with children adore Villa Gemeaux. Set in the hills between La Croix Valmer and Gassin, Villa Gemeaux enjoys sensational scenery, beautiful gardens, tranquillity and total seclusion. It is a place to relax, rejuvenate and soothe your soul. The interior of this wonderful villa offers supremely comfortable living spaces, five bedrooms and plenty of striking design features. The fine sandy beach of Gigaro is only ten minutes away in the car, and the renowned sandy wonders of Pampelannes are just a little further away. The hedonistic hot-spot Saint Tropez is roughly twenty minutes away also.

The ground floor is home to a striking open-plan living space with a trendy fireplace, a modern kitchen, a laundry area, dining table, a cloakroom and a double bedroom with an en-suite bathroom. The dining and kitchen area enjoys double height aspect and a very striking contemporary staircase which takes you to the upper bedrooms. There are lots of vivid red colour splashes coming from dining chairs, sofas and other furniture. It mingles very well with the whites and greys and catches your eye. The modern kitchen offers a sociable central island and excellent appliances that will please the chef in your group. The downstairs bedroom enjoys a comfy double bed, direct access to the terrace and garden and a smart, immaculate ensuite.

At the top of the staircase, you will find a handy office space on the mezzanine level and three bedrooms. Two of them, including a double bed and twin beds, which can be made up as a large double, enjoy access to the upper terrace and share a family bathroom with a shower. The final double room boasts an en-suite shower room and also has terrace access. The terrace is furnished with trendy loungers where you can relax, mesmerised by the views. There are some modern sail canopies to offer shade if you want them. The final bedroom is found in a separate guest house. This also enjoys a delightful living area and shower room. The bed in the guest house can be lifted up flat against the wall should you want to use this as a playroom.

Though the interiors of Villa Gemeaux are terrific, the magic happens outside. The gardens are extensive and stunning. You will quickly unwind and discover a fabulous solar-heated swimming pool, a sun deck with a gazebo, a jacuzzi for an indulgent dip, hopefully with a glass of fizz in hand, a superb alfresco dining area and an outdoor kitchen. The kitchen area enjoys a bar where your mixologists can prepare some delicious cocktails. For some fun, healthy



competition there is a table tennis table and a boules pitch. Children also enjoy a play area with swings and other equipment that keeps them happy. There is a small koi pond in the garden and a wonderful array of towering trees and pretty borders. Such bliss!

## Facilities

Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • Laptop Friendly Workspace • Coffee Machine • Ground Floor Bed & Bath • Smart TV • TV • Outdoor Games • Table Tennis • Table Football • DVD • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Parking Space • Baby Proofing • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

Villa Gemeaux is a spacious and modern five-bedroom villa, near La Croix Valmer, that includes a solar-heated pool, stylish interiors, and well-equipped outdoor dining area.

### Ground Floor

- Open-plan living room with dining area, fireplace, Smart TV with Netflix and Prime, and access to the terrace
- Fully-equipped kitchen with central island unit
- Bedroom with double bed (160 x 200 cm), en-suite bathroom, and access to the terrace
- Laundry area
- Cloakroom

### First Floor

- Mezzanine level with office space
- Bedroom with double bed (160 x 200 cm) with door to terrace with outdoor furniture
- Bedroom with twin beds (90 x 190 cm) or double bed (160 x 200 cm) with doors to a terrace with outdoor furniture
- Shower room and separate toilet
- Bedroom with double bed (160 x 200 cm) with en-suite shower and access to a terrace with outdoor furniture

### Guest House

- Living area
- Bedroom with double bed (160 x 200 cm) with access to a large terrace
- Shower room

### Exterior

- Enclosed garden with small koi pond and various seating options
- Private, solar-heated pool (11 x 5 m) with decking, surrounding sun loungers, poolside gazebo and covered Jacuzzi
- Outdoor kitchen area with bar, fridge, beer tap (please see T&Cs), food preparation area, flattop grill, and dining facilities
- Covered terrace with dining table
- Children's play area with hut, swings, slides, table tennis, and table football
- Boules pitch
- Private parking spaces

### Additional Facilities

- Wi-Fi connection
- Air conditioning (in bedrooms)
- DVD and CD player



- Coffee machine
- Stair gates (on request)
- Cot & highchair (on request)



## Location & Local Information

The wonderful Villa Gemeaux enjoys a fabulous, elevated location in the lush pine-clad hills between La Croix Valmer and Gassin. It is tranquil, beautiful and very secluded, ensuring rejuvenation and relaxation. La Croix Valmer boasts two of the three caps of the Saint Tropez peninsula, an incredible range of flora and fauna and wonderful hiking and cycling paths. Cap Lardier is the most wooded of the caps, and Cap Taillat sits between Cap Lardier and Cap Camarat, the third of the caps. Visitors enjoy amazing views and can explore the vineyards and historical remains in the area. The village of La Croix Valmer enjoys a history closely linked to the wine industry. Its weekly market is one of the most famous in the Gulf of Saint Tropez and a brilliant place to pick up local produce and wine for Maison Gemeaux. The village hosts cultural events, exhibitions, concerts and festivals throughout the year. There is a small open-air theatre where performances are held during the summer. Free shuttle buses take visitors to the most popular of the nearby beaches, the busiest of which are Gigaro and Debarquement. Beyond Cap Lardier, Brouis Beach is the wildest. Plage de Jovat is fantastic for snorkelling, with guided snorkelling sessions given by instructors of the Service Espaces Maritimes during the summer. Gigaro is beautiful, natural and home to cicadas in the thousands and a blissful collection of coves, headlands and bays. Gigaro boasts magnificent sunsets and superb views of the islands, Iles d'Or, as well as a great collection of bars and restaurants.

Just a mile away, Gassin is a 'Plus Beaux Villages de France' and a destination of culture and walking. Its elevated views extend to the snowy peaks of the Alps as well as the stunning Gulf of Saint Tropez. From Place des Barri, you can enjoy views across to the Iles d'Or, Port Cros, Bagaud, Levant, and in the background, Porquerolles, which is easy to visit. You should look out for the street called l'Androuno, which claims to be the narrowest street in the world. The delicious smell of jasmine hangs in the air throughout the village, especially in the garden L'Hardy-Denonain. The new town of Gassin, designed by Francois Spoerry, has been built below the medieval village and was awarded a prize for the best new town in Europe. Golf lovers can head for the Gassin Golf Country Club or the Beauvallon Golf Course. Chateau Barbeyrolles, in Gassin, is an excellent vineyard. Red and white wines have been added to their delicious roses, and visitors can taste and buy wines every day except Sundays.

Saint Tropez came to fame in the 1950s with Brigitte Bardot starring in the 1956 'And God Created Woman'. Overnight, Saint Tropez became a sizzling jet-set playground. In low season, the town still enjoys its mesmerising quaint beauty, and visitors meander its cobbled lanes in the old fishing quarter of La Ponche, sip pastis in charming cafes, watch old men playing petanque beneath plane trees and walk slowly along the coastal paths. The picturesque



peninsula boasts beautiful olive groves and rugged coastal hikes and is now home to exclusive beach clubs, hipster bars and megabucks yachts. A five-kilometre stretch of picture postcard sand sits between the glistening Mediterranean Sea and dreamy dunes. Saint Tropez is a shopper's paradise, packed with trendy boutiques. The streets around Rue Gambetta and Rue Allard are sprinkled with shoe shops, chocolate shops, boutiques, antique emporiums and art galleries. If you visit on a Tuesday or Saturday morning, you will be treated to wonderful open-air stalls at Place des Lices where you can stock up on freshly baked bread and delicious local produce.

## Local Amenities

Nearest Airport	<b>Toulon Airport</b> (49 km)
Nearest Airport 2	<b>Nice Airport</b> (94 km)
Nearest Ferry Port	<b>Port of Saint-Tropez</b> (10 km)
Nearest Train Station	<b>Le-Luc-et-Le-Cannet Station</b> (39 km)
Nearest Village	<b>La Croix-Valmer</b> (3 km)
Nearest Town	<b>Saint-Tropez</b> (10 km)
Nearest City	<b>Toulon</b> (65 km)
Nearest Restaurant	<b>La Buona Cucina</b> (2 km)
Nearest Bar/Pub	<b>Le Sorbetiere</b> (2 km)
Nearest Supermarket	<b>Spar</b> (3 km)
Nearest Beach	<b>Sylvabelle/Gigaro Beach</b> (5 km)
Nearest Golf	<b>Saint-Tropez Golf Club</b> (6 km)

Nearest Tennis

La Rotonde  
(2 km)

## What we love

- Villa Gemeaux enjoys a fabulous countryside position with stunning views and a fabulous range of entertainment for all ages
- The outdoor space is just heavenly with gorgeous decks, alfresco dining and lounge spaces, an excellent outdoor kitchen and bar, a gorgeous pool, jacuzzi, all nestled in beautifully landscaped gardens
- The villa is very striking with some excellent design features and double height aspect in the living area

## What you should know...

- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- The pool is not fenced, and there is a pond in the gardens, so children should be supervised at all times
- There is one bedroom located in a separate guest house, which is perfect for those who want a bit more privacy during their stay



# Terms & Conditions

- Security deposit: £1,500 charged to client's credit card one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 5 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not available.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Not available.
- End of stay cleaning included?: Yes, included in the rental price. 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.
- Minimum stay: 7 nights. Please note that this property is only available for weekly stays.
- Changeover day: Saturday. All other days on request.
- Pets welcome?: Not permitted.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of £200/week (to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: French Visitors Tax of €2.53 per person per night for over 16's is not included in the rental price and will need to be paid locally on arrival.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Use of the beer tap and a supply of beer is available on request and at an extra charge. This must be requested before arrival in order for the property owners to arrange it.