

# Villa Lexington

Region: Provence-Alpes **Sleeps: 10**

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## Overview

There's a great sense of vibrant style and fun at this contemporary villa just a 15-minute drive from Aix-en-Provence.

When not relaxing by the poolside terrace or chilling out in the outdoor jacuzzi, challenge your family or friends to a game of boules and ping-pong, then cool off in the gorgeous swimming pool or have a go on the aqua-bikes! The surrounding garden is wonderful dotted with olive trees and bursts of summer colour so typical of Provence whilst the terraces have been perfectly designed for convivial al-fresco dining and socialising at any time of day.

Inside the air-conditioned house, the open plan interiors offer ample space across the stylish lounge and dining room with floor to ceiling doors opening out to the gardens and the brilliantly equipped kitchen overlooking the al-fresco dining and poolside terrace. Sleeping 8-10 guests, each of the four double bedrooms features its own bath or shower room whilst one of the bedrooms has an extra double on a quirky mezzanine level.

There's a small, traditional Provençal town within a five-minute drive, home to a handful of restaurants, shops and twice-weekly market. Just 10km away is the beautiful University town of Aix-en-Provence – a day won't be enough to truly appreciate its charming shops, cafes, wine-bars, art galleries, fountains, parks and museums. Sip coffee in a terrace on the tree-lined Cours Mirabeau before visiting Cézanne's art studio, then wander around the historic town soaking up its enchanting ambience.

Slightly further afield, drive to picture-perfect villages of the Luberon such as Lourmarin, Ansouis and Cucuron or venture south to the pretty seaside resort of Cassis, the gateway to the Calanques National Park. You could even spend the day in vibrant Marseille or head west to yet more idyllic coves and bays around Carry-le-Rouet and Sausset-les-Pins, reached in less than an hour by car.



## Facilities

Modern • Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers •  
Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub •  
<1hr to Airport • Coffee Machine • Hairdryer • All Bedrooms En-Suite • TV  
• Indoor Games • Outdoor Games • Table Tennis • Table Football •  
Heating • Cot(s) • High Chair(s) • Walking/Hiking Paths • Wine Tasting •  
Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •  
Historical Sites • RWC-Marseille

# Interior & Grounds

## Villa Interiors (200m2 over one and a half floors)

- Open plan living and dining space
- Open plan kitchen, fully-equipped including oven, induction hob, microwave, toaster, juicer, coffee machine, dishwasher, two fridges and wine cabinet
- Bedroom with double bed (160x200cm) and private bathroom
- Bedroom with double bed (140x200cm) and private bathroom
- Bedroom with double bed (160x200cm) and private bathroom
- Bedroom with double bed (160x200cm), private bathroom and partially open mezzanine level (with ladder access) with second double bed (140x200cm) beneath low ceiling

*One bathroom features a bath, the others have showers. There are three toilets across the villa*

## Outside Grounds (6000m2)

- Swimming pool (with plage area)
- Jacuzzi
- Al-fresco dining and lounge terrace
- Garden
- Pétanque court
- Ping pong and football
- Aqua-bikes

## Facilities

- Wi-Fi
- Reversible heating/air-conditioning
- Cable TV
- Bluetooth speaker
- Table football
- Piano
- Alarm
- Hairdryers
- Ironing facilities
- Washing machine and dryer



## Location & Local Information

Villa Lexington is in the Bouches-du-Rhône department of southern France only a 15-minute drive from the heart of historic Aix-en-Provence with easy access to Marseille Provence Airport (29km) and Aix-en-Provence's TGV train station (18km).

It's a rural setting with a small handful of neighbours nearby yet it does not feel too remote – within 200m you will be on the country road leading to a small town (1.5km) and then onwards to Aix-en-Provence (10km). The local town is home to useful amenities and a small handful of restaurants as well as a twice-weekly market. In and around the town, look out for locally produced *calissons*, a regional sweet speciality, and visit the town's sculpture garden featuring work by Max Sauze.

The main attraction of this location has to be the close proximity of Aix-en-Provence (10km). A university town that enchants visitors from across the world, it's a joy to wander around its historic lanes, shops, restaurants and wine-bars. Stop off for a coffee on one of Cours Mirabeau's café terraces, watch children ride the iconic Carrousel Paul Cézanne, admire the charm of Fontaine de la Rotonde and visit traditional Provençal markets taking place various mornings each week. Visit Cézanne's studio as well as the town's art galleries, museums and parks.

Then of course there's hiking through landscapes that so inspired great artists such as Cézanne, especially around Montagne Sainte-Victoire where there are incredible vistas of hills, woodland and vineyards. Wine-lovers should also take time to visit the excellent wine châteaux and vineyards dotted across the Aix countryside, many producing some of the country's finest rosés.

Further afield, visit the landscapes of the Luberon and discover idyllic villages such as Lourmarin (26km), Bonnieux (40km) and the market town of Apt (46km), a must on a Saturday morning. Follow Van Gogh's footsteps in Arles (70km), just over an hour away, or spend time getting to know the vibrant city of Marseille (40km), a melting pot of cultures with a fascinating heritage.

Beyond Marseille is the picture-perfect seaside village of Cassis (60km), the gateway to the Calanques National Park, or in the other direction you can visit the beautiful coastline west of Marseille with the beaches and calanques around Carry-le-Rouet, Sausset-les-Pins and beyond. Martigues (50km) is another very attractive town and there are great summer watersports on the banks of the Étang de Berre.



## Local Amenities

Nearest Airport	<b>Marseille Airport (29km)</b>
Nearest Train Station	<b>Gare d'Aix-en-Provence/Aix-en-Provence TGV (10km/18km)</b>
Nearest Town	<b>Small traditional town (1.5km)</b>
Nearest Restaurant	<b>In the local town (Around 1.5km)</b>
Nearest Supermarket	<b>Small supermarket in local town (1.5km)</b>
Nearest Town/City	<b>Aix-en-Provence (10km)</b>
Nearest Golf	<b>Golf d'Aix-en-Provence (6km)</b>
Nearest Beach	<b>Marseille/L'Estaque area (Around 35km)</b>

## What we love

- We love the colourful and vibrant sense of style across its spacious, air-conditioned interiors
- Across the gorgeous gardens come across wonderful terraces, an outdoor jacuzzi, pétanque and ping-pong as well as aqua-bikes in the swimming pool!
- It's only 10km to the heart of the beautiful town of Aix-en-Provence
- Visit the charming seaside village of Cassis or head west of Marseille to the stunning coastline around Sausset-les-Pins

## What you should know...

- The villa sleeps 8-10 guests across four double bedrooms. As you can see from the photos, one of the bedrooms also has a second double bed on a mezzanine level reached via a ladder – this is only suitable for older children/adults who can safely manage the ladder and mezzanine level.
- Please note that one bathroom features a bath, the others have showers. There are only three toilets across the villa.
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Security deposit: €5000 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: No. €500, payable locally. This is for a standard changeover clean. 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.
- Energy costs included?: Yes.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- 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.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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