

# Villa Opio

Region: Provence-Alpes **Sleeps: 14**

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## Overview

Villa Opio lies in the gorgeous Provence countryside, nestled between sloping hills and luscious olive groves, only a short drive from the pretty village of Callian and only 40km from Cannes and the French Riviera.

Sleeping a total of 14 guests (including the cottage), Villa Opio has been lovingly restored and updated, blending rustic charm with modern luxuries to create the perfect stay. On the villa's ground floor, you will find a fully equipped kitchen diner, with a breakfast bar and island. The ground floor is linked together by terracotta tiles. Modern and naturally lit with skylights, the kitchen is the heart of the villa. The wooden dining table sits next to the island, surrounded by fourteen matching chairs. Wicker baskets hang above the table, and paintings on the walls add a bright pop of colour to the room. From the dining table, a double door leads you onto a shaded patio with cushioned chairs.

Villa Opio is filled with snug and cosy corners. On a winter night, settle into one of the armchairs facing the traditional stone fireplace. A piano sits in one corner next to a brightly lit lounge framed by impressive round windows. A comfortable corner couch with a soft pillow sits in the centre of the room with an old Chinese boat drum repurposed as a coffee table. Going back to the kitchen, photo frames and lamps frame the sides of the room, making the villa feel even more homely. Large doors lead out to the patio and heated swimming pool.

Stepping outside, and you'll find sun loungers surrounding a long, heated pool in the centre of the patio. Vines drape the villa's walls, providing an elegant and yet natural backdrop as you relax outdoors, soaking up the sun. Make the most of your summer evenings, having fun preparing pizzas in the villa's pizza oven, or firing up a cracking barbecue as a family. Fully equipped, the outdoor kitchen boasts a wine fridge next to a round dining table, seating ten guests. A pergola shelters a comfortable outdoor lounge, with egg chairs ready to sink into!

There is plenty on offer at Villa Opio to keep you entertained. When you're not taking a dip in the pool or lounging about on a sun bed, enjoy a game of table tennis or table football as a family. Set up your in-villa tournaments and crown the victor at the end of your holiday! A trampoline and football net are also on hand to add to the family fun. A boules pitch by the fig trees provides another fun way to spend a sunny afternoon!



You'll also find your own private landscaped gardens, abundant with luscious flower beds and sublime olive trees. Enjoy soaking up the greenery as bees buzz peacefully amongst the nature. What's more; if you want a peaceful spot to read your favourite book, a vintage gipsy caravan is tucked in amongst the trees.

The main villa itself (8 guests) offers four bedrooms, spread out over the ground floor and first floor/tower, which you can access via the spiral staircase. Each bedroom is light and spacious, with homely details dotted around the ground floor. The master bedroom has a king-size bed, with an ensuite bathroom (including a standalone bath and shower) plus a Juliet balcony for you to enjoy your morning coffee. The second bedroom has a queen-size bed, ensuite bath and shower with access to a large terrace. The final two bedrooms are twin rooms. Both have bathrooms, and one has a private terrace.

On the same grounds as Villa Opio, you will find a small cottage ([Opio Cottage](#)) with two bedrooms and it's own lounge, sleeping a further six guests. In total, a maximum of 14 guests can stay at this simply divine hideaway in the heart of the Provence countryside!

## Facilities

Villa/House • Wow Factor • Instagrammable • Modern • Private Pool • Child-Safe Pool • Heated Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • Laptop Friendly Workspace • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Smart TV • Table Tennis • Table Football • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outdoor Pursuit & Activities • Tourist Towns & Villages • RWC-Nice

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Fully equipped indoor kitchen with all modern appliances and open fireplace.
- Snug / TV area by the kitchen.
- Large dining room for up to 14 guests.
- Sunroom overlooking the pool with large sofas and wall-mounted TV.
- Reading nooks, hallway 'study' and chess table.

### First Floor

- One King-size bedroom, with en-suite bathroom with bath & shower and a Juliet Balcony.
- Twin bedroom with single beds, private terrace and bathroom

## Tower

### Ground Floor

- Twin bedroom with single beds and bathroom

### First Floor

- One Queen-size bedroom (with a large terrace) with en-suite bath & shower.

## Cottage Interiors

### Ground Floor (split level with a couple of steps)

- Dining table seating six people.
- Living space with vintage wood burner and open-plan dining area with table for 6 guests
- Open-plan kitchen, fully-equipped including dishwasher, fridge, oven, stove, toaster, electric kettle, coffee machine and microwave
- Bedroom with queen-size double bed
- Children's bedroom with two sets of bunk beds (will also fit adults up to 6ft 5")
- Family bathroom with shower and sink

## Outside Grounds

- Heated swimming pool (12x6m, depth: 1.3-2.6m) with safety alarm (due to be replaced by safety cover)
- Sun loungers
- Outdoor kitchen with wine fridge



- Pergola
- Outdoor lounge with egg chairs
- Private landscaped garden
- Vintage gipsy caravan, ideal for reading and relaxing

#### **Facilities**

- Trampoline
- Football net
- Boules pitch
- Air conditioning
- Wifi
- Satellite Television
- Sofa bed
- Laundry facilities
- Cot and highchair
- Parking
- Toaster
- Stovetop
- Oven
- Kitchenware
- Electric kettle
- Washing machine
- Dishwasher
- Microwave
- Refrigerator
- Towels
- Pizza oven
- Table tennis
- Table football
- CCTV
- BBQ

## Location & Local Information

Villa Opio is surrounded by rural landscapes, historic towns and plenty for the whole family to enjoy. From the villa's doorstep, there are plenty of hiking and biking trails to discover; a great way to see the local area and get your morning pastries from the baker.

The nearest village to the villa is Callian, a traditional Provençal village tucked to the side of a hill. Some architecture in the village dates back to the 12th, 13th 15th centuries. The streets circle a medieval castle, the highest building in the village! Check when the local villages have their market days before you travel as this is an excellent opportunity to buy local produce. Local restaurants and cafes are also a great way to try out the fabulous local cuisine. For those seeking even more adventure, discover the caves that have formed below Callian.

Surrounded by woodland, Lake St Cassien is a great place to spend an afternoon, and only a 30-minute drive from the villa. There are several watersport activities on the lake, including boating and canoeing, that the whole family can do together! The lake is also home to an inflatable water park in the summer, bound to get everyone laughing and in the water. There may be age restrictions for some activities, so make sure to double check before booking. The lake is the perfect place to cool off in after being in the sizzling summer sun, and a much quicker journey than the 30-minute drive to the coast. If you do fancy a cultural day trip, the villa is a 45-minute drive from the glitzy haven of Cannes, and 1 hour from the historic gem of Nice.

Cannes is a particularly fabulous spot for discovering the cultural gems of the French Riviera. From historic architecture in the old town to sandy beaches and boat harbours along the coast, you will soon see why Cannes sees over four million visitors yearly. Restaurants filled with a variety of French and Mediterranean cuisine, and tons of bars and nightclubs take over the town as the sun sets. Of course, if you're staying in May, you'll be about for the iconic Cannes film festival.

## Local Amenities

Nearest Airport	<b>Nice (57km)</b>
Nearest Airport 2	<b>Toulon Hyères (120km)</b>
Nearest Village	<b>Callian (2.4km )</b>



Nearest Town	<b>Montauroux (3.8km)</b>
Nearest Train Station	<b>Grasse (26km)</b>
Nearest Restaurant	<b>La Bellevue (1.6km )</b>
Nearest Supermarket	<b>Leclerc (6km)</b>

## What we love

- An abundance of activities are on offer for the whole family to enjoy. Boules was fun to teach the kids and the table tennis was also a laugh!
- The landscape gardens are idyllic, peaceful, and packed with gorgeous flowers and greenery.
- The details in the villa were simply amazing. You'll have everything you need and plenty of space.
- There is so much to explore on your doorstep. We loved taking day trips to the local towns, national parks and to the unmatched Mediterranean coast.

## What you should know...

- Villa Opio consists of a main villa (8 guests) and a standalone cottage, [Opio Cottage](#) (6 guests) sleeping 14 guests in total.
- It's worth noting that the cottage features a children's bedroom with two sets of bunkbeds (also suitable for adults with a maximum height of 6ft5").

# Terms & Conditions

- Security deposit: €3000 charged to client's credit card two weeks before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4pm.
- Departure time: 11am.
- End of stay cleaning included?: Yes. 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.
- Energy costs included?: Included in rental price.
- Heating costs included?: Included in rental price.
- Internet access?: Wifi internet access included in rental price.
- Minimum stay: 7 nights.
- Changeover day: Saturdays July-August. Flexible during all other periods.
- Pets welcome?: Not permitted. Please note that guests are authorised to bring a medical assistance dog for an additional security deposit, on request only and with prior agreement from the owner. Please enquire for more information.
- Smoking Allowed?: Not allowed.
- 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.
- Pool heating charge?: Extra €250 on request (at least one week prior to your stay to allow enough time for set up), payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- 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, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.