

# Vue Du Sud

Region: French Riviera (Cote D'Azur) Sleeps: 6

## Overview

With breathtaking views over the Mediterranean ocean and just 4.5km from the vibrant Sainte-Maxime, this charming 3-bedroom, 3-bathroom villa is an ideal place for those seeking a getaway to the South of France.

As you step into Vue Du Sud, you'll be greeted by an open-plan space that seamlessly blends modern convenience with the warmth of traditional Provençal architecture. The spacious living area is bathed in natural light, creating a place for total relaxation with friends and family. Take in the spectacular views from the villa's large windows, or open out the sliding doors that lead out onto the terrace.

The well-appointed kitchen, fully equipped to meet all your culinary desires, is perfect for creating delicious meals. Whether you're a gourmet chef or prefer casual dining, this space is a haven for preparing fresh, local ingredients enjoyed in the dining area or al fresco on the spacious terrace.

Comfortably accommodating six guests in three spacious bedrooms, Vue Du Sud guarantees a good night's sleep for you and your guests. With one bedroom located on the ground floor of the villa, step straight outside onto the terrace, or take in the beautiful vista from the comfort of your bed. Vue Du Sud provides the perfect balance of privacy and shared spaces for an enjoyable family time together.

But the heart of the villa is undoubtedly its outside grounds. The villa boasts a private pool where you can cool off during warm Provençal afternoons or simply bask in the sunshine with a book in hand. The terrace offers panoramic views of the surrounding hills and Mediterranean waters not far away. With an outdoor shower, your afternoons in the sun are set! After soaking up the warmth during the day, spend your evening playing boules as the sun sets, or relax out on the terrace.

For those seeking adventure, the proximity to Sainte-Maxime opens up plenty of possibilities. Explore the charming streets, indulge in the local cuisine at seaside cafes, or take a short drive to the famous beaches of the French Riviera. Whether you're a sunseeker, a culture enthusiast, or someone who just wants to unwind, Vue Du Sud is the perfect base for your Côte d'Azur adventure.



## Facilities

Villa/House • Private Pool • Child-Safe Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Ground Floor Bed & Bath • Satellite TV • Outdoor Games • Heating • Cot(s) • High Chair(s) • Parking Space • Seaview • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors (200m<sup>2</sup>)

### Ground Floor

- Open-plan living/dining room with decorative fireplace and satellite TV
- Bedroom with French bed (180x200cm), dressing room and sliding doors leading outside
- WC and bath/shower
- Modern-style kitchen, well-equipped with 4 glass hob plates, toaster, kettle, microwave, fridge-freezer, coffee machine and dishwasher
- Shower and WC

### First Floor

- Bedroom with twin beds (90x120cm) and balcony
- Bedroom with French bed (160x200cm) and balcony
- WC and shower

## Outside Grounds (1550m<sup>2</sup>)

- Swimming pool (12x5m) with alarm system and salt-electrolysis pool-cleaning system
- Poolside sun-loungers
- Al-fresco dining terrace (sheltered)
- Fenced garden
- Outdoor shower
- Boules
- Parking for 3 cars

## Facilities

- Wi-Fi
- Air-conditioning
- Washing machine
- Tumble Dryer
- Ironing facilities





## Location & Local Information

Located in the famous Côte d'Azur, Vue Du Sud is a haven located in Grimaud, France. Just a 4.5km drive from the lively town of Sainte-Maxime, this villa enjoys a prime location that seamlessly blends privacy with accessibility.

Grimaud itself is a charming medieval village, perched on a hill overlooking the Gulf of Saint-Tropez. The town is a tapestry of narrow cobblestone streets, vibrant squares, and historical landmarks; an authentic Provençal atmosphere for you to immerse yourself in. The villa's proximity to Sainte-Maxime adds a touch of coastal allure, offering seaside activities, plenty of dining options, and lively atmospheres.

For beach enthusiasts, Pampelonne Beach and the shores of Saint-Tropez are just a short drive away. Additionally, the villa's great location allows for convenient exploration of the region's cultural treasures, such as the Grimaud Castle and the landscapes of the Massif des Maures.

Whether you seek relaxation by the private pool, cultural immersion in Grimaud's history, or the vibrance of Sainte-Maxime's coastline, Vue Du Sud stands as an ideal base for a Côte d'Azur holiday.

## Local Amenities

Nearest Airport	<b>Toulon Hyères (52.5km)</b>
Nearest Airport 2	<b>Nice (94.5km)</b>
Nearest Village	<b>Sainte-Maxime (4.5km)</b>
Nearest Town/City	<b>Saint-Tropez (13km)</b>
Nearest Restaurant	<b>(1.7km)</b>
Nearest Supermarket	<b>(4.2km)</b>
Nearest Beach	<b>Plage de Guerrevielle (1.6km)</b>
Nearest Tennis	<b>(2.3km)</b>



Nearest Golf

**(2.3km)**

## What we love

- You will never get bored of the spectacular views over the Mediterranean sea – sit out on the terrace, or relax on the sun loungers by the pool.
- Just 4.5km from Sainte-Maxime, guests can enjoy the best of both worlds – the smalltown atmosphere of Grimaud and the vibrant waterfront scenes.
- Benefit from a range of outdoor activities in the local area: from horse riding and walking to golf and tennis.

## What you should know...

- If you are holidaying with children, please note that there are outdoor stairs that lead into the villa, as well as a concrete ledge over the infinity pool.
- Guests may find it convenient to rent a car for easy access to nearby attractions.
- 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: €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: Between 4.00 p.m. and 7.00 p.m. Other arrival times are on request only. Please enquire.
- Departure time: Before 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Not included. Guests are required to bring their own.
- End of stay cleaning included?: Yes. 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.
- Changeover day: Flexible changeover day from late September to mid-May. Saturday for the rest of the year.
- Minimum stay: 3 nights late September to mid-May. 7 nights for the rest of the year.
- Pets welcome?: Not allowed.
- Tax: French Visitors Tax included in rental price.
- Smoking Allowed?: Not allowed.
- Other Ts and Cs: Cot and high chair can be provided free of charge, on request.
- 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: Weddings, stag/hen parties and other celebrations are 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.
- Other Ts and Cs: In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.