

# Maison Anthonie

Region: French Riviera (Cote D'Azur) Sleeps: 8

## Overview

Welcome to Maison Anthonie, a four bedroom retreat spanning 280 square metres across two levels. As you step inside, you're greeted by a spacious and beautifully furnished living/dining area, complete with a flat-screen TV for your entertainment. Large windows offer plenty of natural light and open up to a terrace where you can enjoy the serene surroundings.

The villa boasts four stylish bedrooms on the ground floor, each offering a comfortable French bed and their own private bathrooms. One of the bedrooms even provides direct access to the garden—a perfect spot to enjoy your morning coffee amidst the lush greenery. Additionally, a well-equipped kitchen awaits, featuring modern appliances such as an oven, dishwasher, microwave, and more, making meal preparation a breeze.

Heading upstairs via a spiral staircase, you'll find another lounge area with yet another flat-screen TV, perfect for cosy evenings indoors. This level also opens up to a spacious terrace offering stunning views of the surroundings.

Outside, Maison Anthonie truly shines. Situated on a sprawling fenced garden, the highlight is undoubtedly the expansive swimming pool—a refreshing oasis during warmer months. Relax on the terrace, partly roofed for shaded comfort, equipped with terrace furniture, a barbecue, and deck chairs for ultimate relaxation.

But the amenities don't stop there. Unwind in the sauna or soak in the hot tub, indulge in a friendly game of table football, or try your hand at boules in the well-kept garden. For those with electric vehicles, rest assured there's an E-charging station available - what more could you ask for!?

Located just 4 kilometres from the centre of Cogolin and 10 kilometres from the sea, Maison Anthonie offers the perfect balance of comfort and convenience. Explore nearby attractions like Port Grimaud or venture a bit further to the glamorous Saint Tropez. With its vast range of amenities and picturesque surroundings, Maison Anthonie promises an unforgettable getaway for you and your loved ones.



## Facilities

Villa/House • Wellness • 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 • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Sauna/Steam • Indoor Games • Table Football • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Watersports • Sailing • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors (280m2)

### Ground Floor

- Lounge space with sofas and flat screen TV
- Dining area with table and bench seating
- Fully-equipped kitchen with oven, dishwasher, hot plates, toaster, kettle, microwave, fridge-freezer, coffee machine
- Bedroom with French bed (200cm x 200cm) and ensuite bathroom
- Bedroom with French Bed (180cm x 200) and and ensuite bathroom
- 2 x bedrooms with French beds (160cm x 200cm) and ensuite bathroom
- Separate WC

### First Floor (via spiral staircase)

- Lounge space with sofas and flat screen TV
- Terrace access

## Outside Grounds

- Private swimming pool (16m x 5m, depth: 1.4m), open approximately May to end-September) with alarm system
- Well-kept fenced garden (1300m2)
- Partially covered, furnished terrace (45m2) with terrace furniture, barbecue and sun loungers (8)
- Boules lawn
- Parking (3 cars)
- EV charging point

## Facilities

- Wi-Fi
- Air-conditioning
- Electric heating
- Flat screen TVs
- Hot tub
- Sauna
- Washing machine and dryer
- Table football
- Iron
- Hair dryer



## Location & Local Information

Enjoying a picturesque setting just 4 kilometres outside the vibrant centre of Cogolin, Maison Anthonie offers a serene escape with easy access to a wealth of attractions and amenities. Located a mere 10 kilometres from the glistening sea, this villa serves as a perfect base for exploring the stunning coastline of the French Riviera.

Cogolin itself exudes charm with its bustling streets and authentic atmosphere, boasting all the conveniences of a modern town while retaining its Provençal character. From quaint shops to delightful restaurants, there's plenty to explore right at your doorstep. Don't miss the opportunity to immerse yourself in the local culture, whether it's sampling fresh seafood or sipping on a glass of fine wine.

For beach lovers, the sandy shores of Port Grimaud beckon just 10 kilometres away, offering a sun-soaked haven for relaxation and water sports alike. Feel the sand between your toes as you bask in the Mediterranean sunshine or take to the waves for a spot of sailing or water skiing.

Venture a bit further, and you'll find yourself in the glamorous enclave of Saint Tropez, a mere 16 kilometres from Maison Anthonie. Known for its jet-set clientele and vibrant nightlife, Saint Tropez boasts a wealth of attractions, from designer boutiques to chic beach clubs lining the iconic Pampelonne Beach.

For those with a penchant for outdoor adventures, the surrounding area offers ample opportunities for exploration. Lace up your hiking boots and traverse the scenic trails of the Massif de l'Esterel, or saddle up for a horseback ride through the rolling countryside.

Whether you're seeking relaxation or adventure, Maison Anthonie's prime location ensures that you're never far from the action. Soak up the sun, explore charming villages, or simply unwind amidst the natural beauty of the French Riviera—there's something for everyone just moments away from your doorstep.

## Local Amenities

Nearest Airport	<b>Toulon Airport (45km)</b>
Nearest Airport 2	<b>Nice Airport (106km)</b>
Nearest Town	<b>(4km)</b>



Nearest City	<b>Toulon (62km)</b>
Nearest Restaurant	<b>Restaurant in local town (3km)</b>
Nearest Shop	<b>Grocery shop in local town (3km)</b>
Nearest Golf	<b>Golf Up (7km)</b>
Nearest Tennis	<b>My Centre Cogolin (6km)</b>
Nearest Beach	<b>Plage De Port Grimaud (10km)</b>

## What we love

- The bright interior of Maison Anthonie, with its beamed ceilings and plush, high-end furnishings are hard to resist!
- The second lounge space complete with TV on the upper level means that everyone has their own space to relax and unwind
- The whole family can enjoy making use of the villa's private pool
- Just outside the vibrant centre of Cogolin, Maison Anthonie is the optimum base to explore everything the Cote D'Azur has to offer!

## What you should know...

- 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: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 7.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, with change for stays of 14 days or more.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Saturday from approximately mid-May to late-September. Flexible during all other periods.
- End of stay cleaning included?: Yes, with mid stay clean for stays of 14 days or more. 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.
- Smoking Allowed?: Outside only.
- Minimum stay: 7 nights from approximately mid-May to late-September. 4 nights during all other periods.
- Heating costs included?: Yes.
- Tax: French Visitors Tax is included.
- Pool opening dates?: The pool is open approximately start-May to end-September. 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.
- 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 any special events are not allowed.
- Other Ts and Cs: A cot and high chair available on request.