

Maison Les Toscanes

Region: French Riviera (Cote D'Azur) **Sleeps:** 10

Overview

In the heart of the glorious Côte d'Azur countryside, with both town and coast just a 30-minute drive away, is beautiful Maison Les Toscanes. Its elevated position on a tree-dotted hillside means the views over the rural landscape are just as impressive as the villa's spacious interior and extensive outside space.

There's a feeling of light and tranquillity throughout Maison Les Toscanes, with five restful bedrooms found across the main villa and annexe. This makes it ideal for a large family, or two groups looking to enjoy a little extra privacy. Several of the bedrooms also offer direct access into the garden or to the pool terrace.

The highlight of this contemporary holiday home is the bright and airy open-plan living area that covers most of the ground floor. The areas for unwinding in front of the TV and for sitting down to family meals are all flooded with light. This is due to an abundance of windows and glass sliding doors that open onto terraces and areas of outside space. Wherever you choose to relax, socialise or dine, you're rewarded with practically panoramic views over the stunning surrounding scenery.

You're sure to be spending plenty of time outside at Maison Les Toscanes, with a dip in the pool being the best way to keep cool on very hot days. Or you could simply enjoy refreshing drinks as you recline on a poolside lounger. Take post-lunch strolls through your own slice of the Cote d'Azur countryside, with gardens bursting with Mediterranean plants, trees and flowers. Evening al fresco meals are especially atmospheric occasions, as you watch the sun beginning to set behind the hills.

With Maison Les Toscanes being in such an idyllic location, you can step outside and be enjoying country



walks in no time at all. The views over the forests and hills as you go are incredibly picturesque.

The nearest village, Roquebrune-sur-Argens, is around a 30-minute walk away, with plenty of traditional French charm to be soaked up as you stroll along its winding streets. As you explore the village you'll come across ancient stone houses and what remains of an old fortress. There's also a chocolate museum and weekly market on offer.

Resort towns such as Fréjus and Saint-Raphaël are just 30 minutes away by car, with lots of sandy beaches between these spots and the famous town of Saint-Tropez.

Facilities

Golf Nearby • Air-Con • Wine Tasting • Private Pool • Boat Trips • Cycling • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Pets on Request • Heated Pool • Ideal for Teens • Ground Floor Bed & Bath • Modern • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Fenced Grounds

Interior & Grounds

Main Villa Interiors (300 m2)

Lower Ground Floor

- Bedroom with super king size bed (180cm), dressing room, doors to garden, bathroom with whirlpool bath and shower (separate WC) and air-conditioning
- Bedroom with king size bed (160cm)
- Bedroom with double bed (140cm), hand basin, door to terrace
- Shower room/WC

Ground Floor

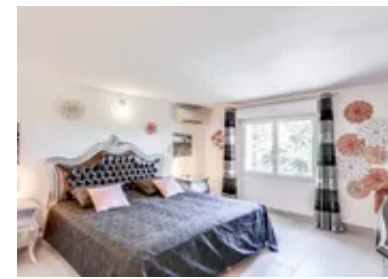
- Living/dining room with corner sofa, chair, dining table for six people, doors to terrace/pool and air-conditioning
- Lounge with sofa, armchair, flat screen TV, fireplace, doors to terrace/pool
- Open-plan kitchen with oven, dishwasher, microwave, freezer, coffee machine, breakfast bar with two chairs, door to pool
- Shower room/WC

Annexe Interiors (accessed via external stairs)

- Bedroom with king size bed (180cm) and air conditioning
- Bedroom with two single beds (90cm) and air-conditioning
- Bathroom (separate WC)

Outside Grounds

- Heated swimming pool (12m x 6m, max depth: 1.7m)
Open approximately mid-May - mid-October
- Enclosed garden with lawn, trees, plants
- Terrace (170m2) with outdoor kitchen, dining furniture for 10 people
- Barbecue
- Terrace with outdoor furniture
- Pool house
- Outdoor shower
- Sun loungers, seating areas and umbrellas
- Parking for four cars



Facilities

- Air-conditioning (some rooms only)
- Wi-Fi
- Washing machine and dryer
- Iron
- Hair dryer

Location & Local Information

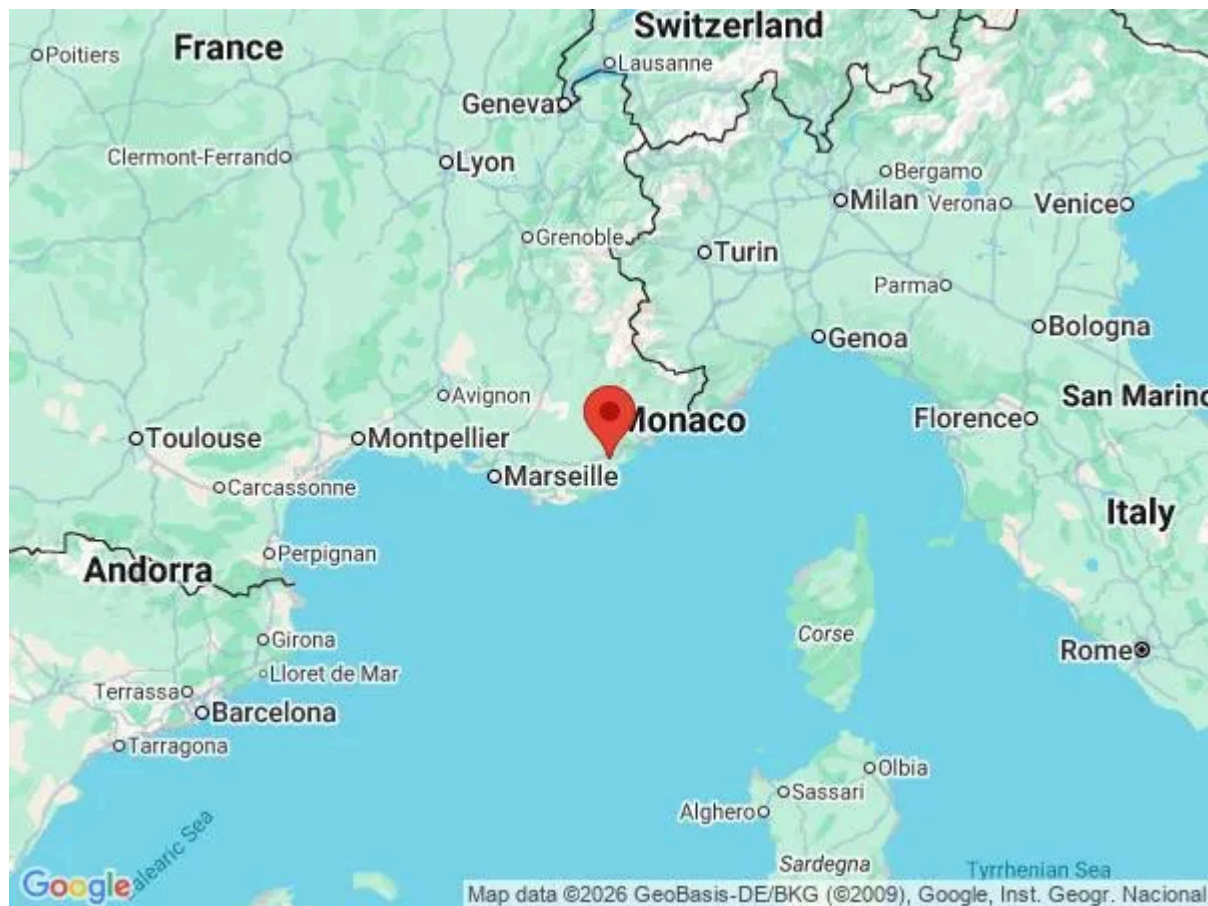
Nestled on an idyllic hillside within the lush countryside of the Cote d'Azur region, Maison Les Toscanes is ideally located for exploring this naturally beautiful part of southeast France. Long country walks are on the doorstep, with the nearest village of Roquebrune-sur-Argens (3km) reachable in 30 minutes.

Roquebrune-sur-Argens is a charming place to spend a few hours, with a choice of restaurants and shops. There are some historic buildings to admire too, such as a handful of 16th-century churches. Be sure to visit the House of Chocolate and Cocoa, with this informative museum also offering the chance to buy delicious homemade chocolates.

The resort towns of Fréjus (16km) and Saint-Raphaël (18km) are both within a 30-minute drive of the villa and provide lots to see and do. History lovers will appreciate the number of ancient buildings in Fréjus, such as the ruins of a Roman amphitheatre, theatre and aqueduct. There's also an Archaeological Museum and a medieval cathedral to visit. The highlights of Saint-Raphaël include a medieval tower and 19th-century Notre Dame de la Victorie Basilica.

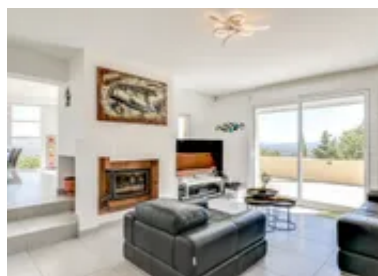
Les Issambres (21km) runs for 8km along the coast, with lots of little coves and inlets between Fréjus and Saint-Tropez. The beach at Saint-Aygulf (16km) is particularly popular, with restaurants, bars and shops selling ice creams close to the long stretch of sand.

Other great towns to visit on day trips include Sainte-Maxime (25km) and Saint-Tropez (40km). The town of Sainte-Maxime is more laid-back than its neighbour, Saint-Tropez; known for attracting the rich and famous with its nightclub and beach party scene.



Local Amenities

Nearest Airport	Cannes Airport (44km)
Nearest Airport 2	Nice Airport (71km)
Nearest Airport 3	Marseille Airport (153km)
Nearest Village	(3km)
Nearest Restaurant	(3km)
Nearest Supermarket	Intermarché SUPER (5km)



Nearest Town/City	Fréjus (16km)
Nearest Golf	(10km)

What we love

- The villa is in the heart of the countryside and close to traditional villages
- The hillside and forest views are simply spectacular
- Enjoy a private pool, dining terraces and a Mediterranean garden
- Beautiful Cote d'Azur beaches and towns are just a 30-minute drive away

What you should know...

- This villa is unsuitable for young children
- The living room and 3 of the bedrooms feature air-conditioning only – please see features tab for details
- The annexe is accessed via external stairs
- 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
- 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.

Terms & Conditions

- **Security deposit:** €1000 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 on request only. Please enquire.
- **Departure time:** Before 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Please note that beds will not be made for arrival.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** The living room and 3 of the bedrooms feature air-conditioning only – please see features tab for details. 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. 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.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes. However, for stays of more than 14 nights an extra mid-stay cleaning charge is payable locally. 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.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- **Pool opening dates?:** The pool is open approximately mid-May to mid-October. 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.