

Les Ammonites

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

Overview

This stunning contemporary villa enjoys a hillside location close to the town of Cavalaire-sur-Mer and the beaches of the Côte d'Azur, just half an hour drive from the glamour of Saint-Tropez.

The views from Les Ammonites are simply spectacular and it's so easy to wind down here with a glass of wine on one of the terraces, absorb the sights and fragrances of the Mediterranean garden or just take a few steps from the glossy lower terrace for a dip in the swimming pool.

This amazing villa makes the most of the spectacular vistas towards the town and the Mediterranean, distant islands shimmering beneath the horizon. Stylishly designed and furnished, the striking white pillars of Les Ammonites support as many glass windows and doors as possible and there is ample space both inside and out for a truly memorable holiday experience.

The open-plan living and dining area by the fully equipped kitchen on the upper floor has breathtaking sea views and a upper terrace for al fresco dining and lounging. The master bedroom opens to a balcony while the three lower floor bedrooms lead onto the terrace and lawns, some near the pool, interspersed with cacti, shrubs and stone features.

Cavalaire-sur-Mer is, with its Famille Plus designation, particularly welcoming to holiday makers and has the same iconic palms, pines and sparkling azure sea of some of its glitzier neighbours. There are three kilometres of sandy beaches perfect for watersports, sailing, volleyball, paddling and sandcastles as well as plenty of amenities such as a bakery, supermarkets, cinema, bars and restaurants.



Not too far away, fashionable St Tropez is renowned for its medieval streets and the port where fishing boats are moored alongside luxurious yachts. Alternatively, Le Lavandou is another popular seaside resort with a marina where you can watch the fishing boats bring in their catch.

Don't miss the more peaceful and idyllic inland Provençal villages such as medieval Grimaud with flower filled cobbled streets, Gassin, Ramatuelle and La Môle which is a paradise for walkers. When the coast beckons again, a ferry trip to the lovely islands of Îles d'Or is sure to provide a sanctuary from the glitz of the mainland with their footpaths, vineyards and peaceful swimming spots.

Facilities

Horse Riding • Walking/Hiking Paths • Sailing • Scuba Diving • Boat Trips
• Ideal for Kids • Cycling • Tennis Nearby • Villa • Private Pool •
Watersports • Wine Tasting • Canoeing/Kayaking • Fishing • Air-Con •
Golf Nearby • Historical Sites • Special Offer • Ideal for Teens • Cots
(Cribs) • Wow Factor • Has Discount • All Bedrooms En-Suite • Beach
Nearby • Modern • <1hr to Airport • Parking Space • Pool Safety Feature
• Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities •
Tourist Towns & Villages • Smart TV • Satellite TV • Heating • Water park
• Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interiors

Main Floor

- Open-plan living and dining area with doors leading to al-fresco dining terrace
- Open-plan kitchen, fully-equipped
- Master bedroom with doors leading to balcony. Shower room and WC

Lower Floor

- 2 x bedrooms with double bed and door leading to terrace. Shower room and WC
- Bedroom with double bed and door leading to terrace. Shower room
- Separate WC

Outside Grounds

- Swimming pool (12x2.5m) with safety alarm and Roman steps
- Terrace with sun-loungers
- Al-fresco dining terrace
- Gas barbecue
- Landscaped gardens with cacti, shrubs, lawns and stone features
- Parking

Facilities

- Satellite/Smart TV with English channels and Netflix



Location & Local Information

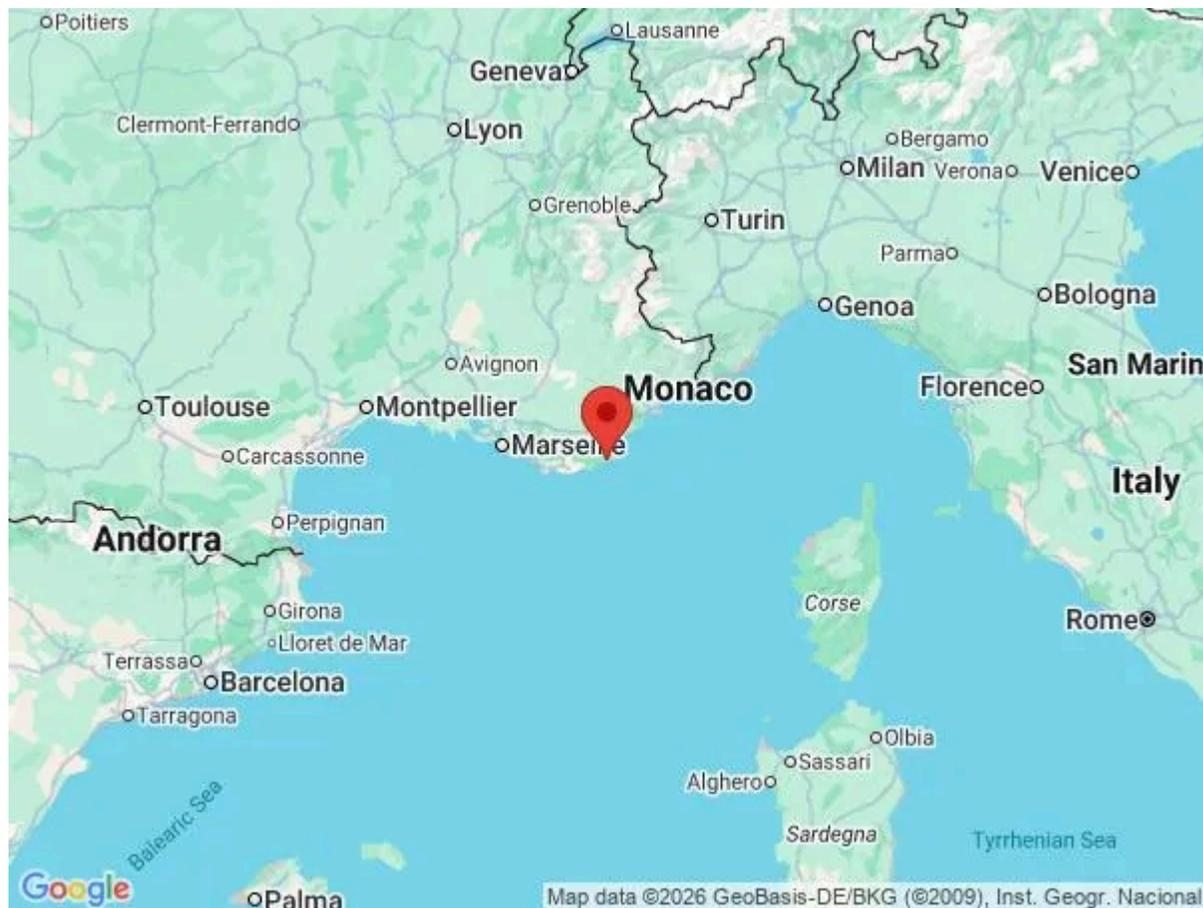
Les Ammonites enjoys a perched hill-side location in a residential area set back around 1.5km from the town of Cavalaire-sur-Mer in the fabulous Côte d'Azur, south-eastern France.

Surrounded by wooded hills between St Tropez and Le Lavandou on the southern bay of the Var French Riviera and with a Famille Plus designation, the town of Cavalaire-sur-Mer is particularly welcoming to holiday makers and families with the same iconic palms, pine trees and sparkling azure sea of its glitzy neighbours as well as plenty of amenities including a bakery, supermarkets, cinema, bars and restaurants.

The 3km stretch of sand is a paradise for visitors with the wild Cap Lardier headland in the distance and the Îles d'Or shimmering offshore in the sparkling blue sea. The quality of the water at these beaches is particularly good for swimming, there is a designated bathing bay and a free summer shuttle bus runs parallel to the beach so it is easy to find those quieter spots.

There are so many maritime activities to be enjoyed in Cavalaire-sur-Mer - you can canoe, snorkel, sail, windsurf, jet ski and there's also deep sea fishing and diving. Take the ferry to the lovely islands of Îles d'Or - Porquerolles is a sanctuary from the bustling mainland with its meandering footpaths, vineyards, castles and monastery.

Further along the coast heading east, around a 15-minute drive away, Gigaro is a very family orientated beach with restaurants and watersports. The wilder Plage d'Héraclée is a lovely spot for watching the sun rise and, if you are feeling adventurous, walk to Brouis Beach, a serene haven surrounded by unspoilt nature. Take a walk along the Fenouillet coastal footpath which leads through a nature reserve to Cap Carnarat or follow the wine trail and sample a glass of rosé in the small seaside resort of La Croix-Valmer (7km), situated at the foot of the pine covered Maures Massif.



For a change of scene, sophisticated and wealthy St Tropez (19km) has fine restaurants, boutiques, pretty painted fishermen's cottages and a port where fishing boats are moored alongside luxurious yachts. Just south of the town, spend the day at the famous Pampelonne Beach with its glamorous beach clubs and a great range of watersports.

Le Lavandou (22km) is another popular seaside resort with a yacht marina where you can watch the fishing boats bring in their catch. For a grand day out, the city of Toulon (60km) is a naval base with a maritime museum and a picturesque backdrop of limestone mountains - a cable car will shuttle you up Mont Faro.

For a quieter inland experience, visit Bormes-les-Mimosas (25km), a delightfully peaceful hillside village with stone walled houses and cascades of colourful flowers. Other idyllic villages close to Saint Tropez include medieval Grimaud, Gassin and Ramatuelle, all worthy of a picturesque lunch out with amazing views. Look out for La Môle, about half an hour by car, which has some wonderful walking trails through beautiful countryside.

Local Amenities

Nearest Airport	Toulon Hyères Airport (44km)
Nearest Airport 2	Nice Airport (113km)
Nearest Train Station	Gare de Hyères (44km)
Nearest Town	Cavalaire-sur-Mer (1.5km (downhill))
Nearest Restaurant	Cavalaire-sur-Mer (1.5km)
Nearest Supermarket	Cavalaire-sur-Mer (Within 2km)
Nearest Beach	Plage du Centre-ville (Within 2km)
Nearest Tennis	Nr Cavalaire-sur-Mer (3km)

What we love

- A stunning contemporary villa in the Côte d'Azur enjoying spectacular views across the town towards the sea
- Step straight into the shimmering swimming pool beautifully situated adjacent to the villa, lawns and glossy lower terrace
- Cavalaire-sur-Mer is just 1.5km away with its fine sandy beaches, watersports, restaurants and shops
- Explore glamorous St Tropez, Le Lavandou and Saint Maxime along the coast as well as some of the idyllic inland villages such as Bormes-les-Mimosas and Gassin

What you should know...

- Whilst Cavalaire-sur-Mer is only 1.5km away, it is downhill and partially via roads without a pavement - some guests may prefer to drive rather than walk.
- 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:** €3000 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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, changed once for stays of more than 14 nights.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings and stag/hen parties are not allowed. Any special events or celebrations are on request only and subject to prior arrangement with the owner and additional charges. A cot and highchair are available on request. 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.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Extra €200, payable locally. 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.
- **Heating costs included?:** Yes.
- **Pool towels included?:** No.
- **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.