

# Maison Ballerine

Region: Provence-Alpes    Sleeps: 21

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## Overview

Maison Ballerine is an elegant country villa set within walking distance to the idyllic village of Bonnieux in the Provençal region of Luberon.

This beautiful home is air-conditioned throughout and features eight gorgeous bedrooms, each with their own WC and bathroom. Step outside and enjoy long summer days in the stunning gardens with a spacious heated swimming pool, majestic trees and terraces for leisurely al-fresco dining after preparing feasts in the pizza oven. The possibility to use a sauna and hot tub adds a touch of luxury whilst families will adore the play area with ping-pong, table football and more. Admire the traditional *borie*, beautifully lit up in the evening, or go for a walk through the large estate with woodland and summer lavender.

Just a short walk via the country road, historic Bonnieux is a delightful spot with a charming Friday morning market as well as a handful of characterful restaurants and shops. From the very top, gaze out at mesmerising views of the Luberon, even as far as Mont Ventoux, and you may also be able to see nearby Gordes and Roussillon.

If you wish to explore further afield, visit the antique stores of L'Isle-sur-la-Sorgue or the markets of Avignon in this glorious part of Provence.

## Facilities

Ideal for Kids • Wellness • Cycling • Historical Sites • Canoeing/Kayaking • Horse Riding • Golf Nearby • Air-Con • Fishing • Private Pool • Walking/Hiking Paths • Wine Tasting • Maid Service Available • Cots (Cribs) • Ideal for Teens • Has Discount • Special Offer • Chef/Cook Available • Pets on Request • Heated Pool • <1hr to Airport • Pool Safety Feature • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Indoor Games • Gym/Fitness Room • Sauna/Steam • Outdoor Games •





# Interior & Grounds

**Villa Interiors** (400m<sup>2</sup> across various levels including mezzanine)

- Lounge and dining area with TV and fireplace
- Kitchen, fully-equipped including central island
- Fitness room
- Bedroom with twin beds (90x200cm each, can be made into a double) and French doors leading to garden
- Bedroom with twin beds (can be made into a double) and door leading to garden/*borie*
- Bedroom with three single beds (two can be made into a double)
- Bedroom with twin beds (can be made into a double)
- Bedroom with queen-size bed (160x200cm)
- Bedroom with twin beds (90x200cm each, can be made into a double) and French doors leading to garden
- Bedroom with twin beds (can be made into a double)
- Bedroom with six single beds (four can be made into a double)
- 8 x bathrooms (five en suite) with WC and walk-in shower (some also with bath)

## Outside Grounds

- Heated swimming pool (12x7m) with electric safety shutter. Heated approximately May to October
- Outdoor solar shower
- Al-fresco dining and lounge areas
- Hot tub
- Stone summer kitchen
- Barbecue and pizza oven
- Boules
- Football area
- Play area with swing
- Landscaped gardens
- Various fruit trees and plants
- Fountains and statues
- *Bories* (lit up in evening) and ruins
- 7-acre private estate including woodland and lavender field



## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Fireplace
- Outdoor hot tub (charges apply)
- Sauna (charges apply)
- Fitness area
- Boules
- Table tennis, table football and other games
- Giant chess
- Table football
- Hairdryers

## Location & Local Information

Maison Ballerine is located in the Vaucluse department of Provence, in the heart of the Luberon and close to the enchanting village of Bonnieux.

Bonnieux, around a 20-minute walk away, is home to pretty restaurants, shops and a charming Friday morning market. Admire the historic buildings as you walk to the top of this perched village, then gaze out to the stunning scenery around you. This region offers ample hiking and cycling opportunities and wine-lovers will appreciate the Luberon AOC vineyards and wineries.

Other picturesque villages close by include Gordes, Roussillon and Ménerbes or head further afield to the antique shops and waterways of L'Isle-sur-la-Sorgue or the UNESCO World Heritage sites of Avignon.

### Local Amenities

Nearest Airport	<b>Avignon Airport</b> (40km)
Nearest Airport 2	<b>Marseille Airport</b> (70km)
Nearest Restaurant	<b>Bonnieux</b> (1km)
Nearest Shop	<b>Bonnieux</b> (1km)
Nearest Train Station	<b>Gare de Cavillon</b> (30km)
Nearest Golf	<b>Golf de Saumane</b> (28km)
Nearest City	<b>Avignon</b> (50km)



## What we love

- Make use of the hot tub with glorious views of the garden and Luberon landscapes beyond
- Families will love the garden's play area, table football, football field, ping pong and more
- There's air-conditioning throughout and all eight gorgeous bedrooms feature their own bathroom
- Within walking distance to the idyllic village of Bonnieux, this is a great place for exploring this picture-perfect part of Provence

## What you should know...

- Charges apply to use the sauna, hot tub and pool heating - please see the T&Cs for full details.
- The beautiful estate includes rocky grounds where younger children will need to be supervised.
- It's under 2km to the nearby village of Bonnieux; if you are walking, bear in mind that the lanes and roads tend to be unlit and without pavements.

# Terms & Conditions

- **Security deposit:** €5000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet will apply (payable locally).
- **Other Ts and Cs:** There is a charge for use of the hot tub (€200 per week) and sauna (€300 per week), both payable to the owner in advance. Weddings, stag/hen parties and any special events are not allowed. Highchair and cot available on request, subject to a supplement of €30 per week per item, payable locally.
- **Changeover day:** Saturday from approximately April to October and over Christmas/NYE. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €595, payable to the owner in advance. 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.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, personal liability and any accidental damage caused during their stay. A copy of this policy must be provided to the owner minimum one month before arrival.
- **Minimum stay:** 2 nights from November to March, 3 nights in April and May. 7 nights during all other periods and over Christmas/NYE.
- **Heating costs included?:** Yes. Wood for fireplace is an extra charge of €95 per step.
- **Pool heating charge?:** Extra €300, payable to the owner in advance. Pool heating is available approximately May to October. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable in advance to the owner (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Extra cost, payable locally.
- **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.