

Villa Berana

Region: Provence-Alpes **Sleeps:** 10

Overview

Villa Berana is a beautifully converted country house in a tranquil spot in the heart of Pays d'Aix. The villa is located within a 300-hectare vineyard estate, providing beautiful views in every direction you look. With a combination of beautiful outdoor spaces, bright airy interiors, traditional features and modern fittings, Villa Berana is a truly unique holiday home, perfect for a relaxing holiday in Provence.

The property is designed over two floors, with each enchanting room leading onto another, before opening out onto the terrace. The four bedrooms and three bathrooms provide ample space for up to ten guests. The living room is open plan with comfy sofas adding a cosy feel to the room. There is a social dining table, just waiting for guests to gather around, sharing stories and laughter over a bottle of local Provence wine! The adjacent kitchen is well-equipped, with everything you need to cook your favourite home recipes using local ingredients, or to prepare salads to accompany a barbecue feast outside!

The four double bedrooms are all bright and spacious, with plenty of room for you to unpack all your belongings and make yourself at home. With picturesque windows overlooking the gardens and vines, from the moment you wake up you can throw open the windows, breathing in the fresh air and soaking in the tranquil atmosphere. The character features even continue into the two modern bathrooms, creating a continuity throughout the property that feels comforting.

Adjacent to the Villa there is a fully equipped studio (containing the fifth bedroom) to accommodate two additional people with more privacy.

Wherever you step outside, the serene nature of the terrace has a relaxing impact. The vineyards stretch out



alongside the property, with luscious greenery and vines seemingly climbing over the villa's walls, whilst the summer breeze rustles the leaves and gently disturbs the glistening surface of the swimming pool. There is also space for you to dine al-fresco, making the most of the warm climate and tranquil setting, what could be more perfect on a holiday away. Welcoming visitors through all the seasons of the year, Villa Berana has been perfectly designed to suit all occasions, from celebrations to cosy evenings in, there is something for everyone!

Facilities

Hairdryer • Cycling • Tennis Nearby • Walking/Hiking Paths • Ground Floor Bed & Bath • Wi-Fi/Internet • Tennis Court • Wine Tasting • Chef/Cook Available • Wow Factor • Table Tennis • Cots (Cribs) • Private Pool • Bicycles Provided • Maid Service Available • Transfers Available • Breakfast Available • Board games • Pool Safety Feature • Heated Pool • Mountain bikes • Pool inflatables • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Wheelchair Access • Wine Cellar • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Lounge
- Open plan kitchen

First Floor

- Bedroom 1: King-size bed (200 x 200) with en-suite bathroom
- Bedroom 2: King-size bed (180 x 200) with en-suite bathroom
- Bedroom 3: Queen-size bed (160 x 200)
- Bedroom 4: Queen-size bed (160 x 200)
- Family bathroom

Independent Studio

- Fully equipped studio with luxury sofa bed

Outside

- Private 15m swimming pool
- Large terrace
- Outdoor dining under a pergola
- Outdoor kitchen
- Lounge furniture
- Independent toilet

Facilities

- Baby travel cot
- Child's high chair
- Satellite TV
- Wi-Fi
- Fragonard cosmetics collection
- Underfloor cooling
- Safe



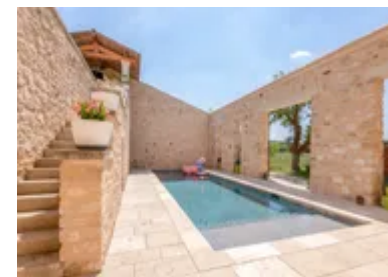
Location & Local Information

Villa Berana is located in the heart of Pays d'Aix, within a beautiful 22-hectare historical park, as part of a 300-hectare vineyard estate. The geography and excellent soil quality are the perfect ingredients for making exceptional wines, several of which you should try during your stay. They are also the perfect ingredients for an unforgettable holiday or celebration!

Conveniently located just a 25-minute drive from Aix-en-Provence, the villa is in a great position for exploring this corner of France. Aix-en-Provence is a vibrant city, alive with historical sights, museums, markets and restaurants, providing you with plenty of cultural and Provencal encounters. The city and surrounding countryside were in fact the inspiration for numerous artists including Renoir, Cezanne and Picasso who drew on the beauty of this region through their artforms. Aix-en-Provence offers all the good of Provence in one place; great food, good wine, French boutiques, near the mountains, sea and within driving distance of the pretty lavender fields.

The surrounding countryside is just as beautiful, with picturesque views that will have you pulling your camera out at every turn. There are miles of vineyards, acres of lavender fields, world-class food and a vast array of small market towns that you can explore day by day. Popular among hikers and cyclists, foot and bike are the best means of transport for exploring this beautiful area.

For beach lovers, the beautiful Cote d'Azur is only a two-hour drive away, or the sweeping sands of Plage de la Grande Mer can be reached within one hour. Along the coast, past Marseille, the beaches within Calanques National Park are renowned. A Calanques is a tucked away cove which seem to be dramatically cut out of the limestone cliffs. There are a series of these coves, some easier to access than others. The easiest way to visit is by taking a boat from Cassis harbour which takes around 30-minutes to get to the first stop. If you prefer to hike then you can walk to the striking Calanque d'En Vau in around



an hour from Port Mio, the view as you approach the cove is well worth the walk!

Local Amenities

Nearest Airport	Marseille Provence Airport (40km)
Nearest Town/City	Lambesc (13.6km)
Nearest Village	Rognes - Puyricard (6km)
Nearest Train Station	Aix TGV (29km)
Nearest Restaurant	Le Piano Gourmand (5.8km)
Nearest Supermarket	Intermarché (13km)

What we love

- Beautifully converted from an old country house, modern flourishes make this lovely holiday home feel like a home away from home.
- The beautiful rooms within the villa have been decorated by contemporary artists.
- The private swimming pool bordered by its spacious terrace boasts striking views of the Alpilles and Luberon!
- A private chef service can be arranged for an additional fee of €3500 per week, while a continental breakfast can be added for €20 per person.

What you should know...

- Villa Amygdalus (<https://www.oliverstravels.com/france/provence-alpes/villa-amygdalus/>) and Villa Berana can be rented alongside another, perfect for large celebrations and group gatherings.
- Adjacent to the Villa there is a fully equipped studio which can accommodate two additional people with more privacy.
- A butler and housekeeper service are available for a supplementary cost.

Terms & Conditions

- **Security deposit:** €5000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3pm.
- **Departure time:** 11am.
- **Energy costs included?:** Included in rental price.
- **Linen & towels included?:** Yes, including pool towels.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Saturday. Flexible upon request.
- **End of stay cleaning available?:** 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Included in rental price.
- **Pool heating charge?:** Included in rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included in rental price.
- **Pool opening dates?:** Approximately end of March to early November.