

Opio Cottage

Region: Provence-Alpes **Sleeps:** 6

Overview

Opio Cottage is a gorgeous Provencal retreat, nestled within the hills and olive groves of the countryside just outside the pretty village of Callian. Sleeping up to six guests, Opio Cottage has been lovingly restored, blending rustic charm with modern luxuries to produce the perfect stay. Surrounded by luscious greenery, the cottage is tucked away, an idyllic corner of privacy in which you can enjoy your family holiday!

Walking into the cottage, the living space is completely open plan. The kitchen is the heart of the home, modern and naturally lit by large windows on all sides. A wooden dining table sits next to the island, surrounded by matching chairs. Wicker baskets hang above the table whilst the art brings some warmth, depth and vivacity to this gorgeous, modern interior. On the other side of the dining table and kitchen sits a lounge area. Sumptuous sofas are ready for you to sink into, centred around a coffee table and traditional wood burner.

Doors will take you out to the terrace of the cottage. Traditional shutters frame the windows, and a terracotta rooftop sits above whitewashed walls. Sunbeds sit to one side, while patio furniture sits tucked in a corner, perfect to soak up the sun and enjoy your morning coffee.

The cottage is set within the grounds of Villa Opio, which remains unoccupied during your stay if booking Opio Cottage by itself. Therefore, you have exclusive use of the swimming pool (which can be heated on request) as well as the pizza oven and alfresco dining area, a fantastic way to enjoy an evening meal together as the sun sets. You'll also appreciate your own private landscaped gardens, bursting with colourful flower beds and olive trees. There really isn't a peaceful place quite like this, as bees buzz gently through the plants and you soak up the refreshing summer air.

Back inside the cottage there are two bedrooms, both of which are light and spacious with homely touches. The master bedroom has a queen-size bed, overlooking the outdoor dining area and plenty of storage for you to unpack and make the most of your holiday. The second bedroom has two sets of bunk beds, perfect for families. You will also find a family bathroom with a shower and sink.

Facilities

Cycling • Horse Riding • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Coffee Machine • Historical Sites • Tennis Nearby • Washing Machine • TV • Wine Tasting • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Private Pool • Cots (Cribs) • Great Value • Saltwater Pool • Laptop Friendly Workspace • Modern • Cottage



• Board games • Trampoline • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Cottage Interiors

Ground Floor (split level with a couple of steps)

- Dining table seating six people.
- Living space with vintage wood burner and open-plan dining area with table for 6 guests
- Open-plan kitchen, fully-equipped including dishwasher, fridge, oven, stove, toaster, electric kettle, coffee machine and microwave
- Bedroom with queen-size double bed
- Children's bedroom with two sets of bunk beds (will also fit adults up to 6ft 5")
- Family bathroom with shower and sink

Outside Grounds

- Private heated swimming pool (12x6m, depth: 1.3-2.6m) with safety alarm (due to be replaced by a safety cover soon)
- Outdoor kitchen and dining space
- Landscaped gardens
- Pizza oven and gas barbecue
- Sun loungers
- Parking

The swimming pool, outdoor dining facilities and landscaped gardens belong to Villa Opio (<https://www.oliverstravels.com/france/provence-alpes/villa-opio/>) within the same grounds, however the villa will be unoccupied during your stay when booking the cottage alone.

Facilities

- Wi-Fi
- Air-conditioning
- TV
- Cot and highchair
- Children's toys (on request)
- Washing machine



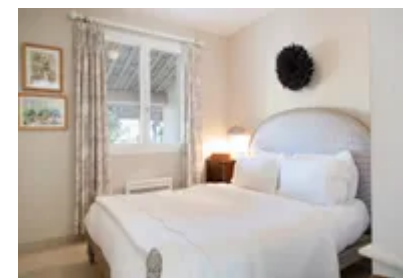
Location & Local Information

Opio Cottage is surrounded by rural landscapes, historic towns, and plenty for the whole family to enjoy. From the villa's doorstep, there are plenty of hiking and biking trails to discover, a great way to see the local area while also grabbing a delicious selection of pastries from the baker.

The nearest village to the cottage is Callian, 2km away, a traditional Provençal village tucked to the side of a hill. Some architecture in the village dates to the 12th, 13th centuries, finally finished in the 15th century. The streets circle a medieval castle, the highest building in the village. Check when the local villages have their market days before you travel as this is an excellent opportunity to buy local produce. Local restaurants and cafes are also a great way to taste local cuisine. For those seeking even more adventure, discover the caves that have formed below Callian.

Surrounded by woodland, Lake St Cassien is a great place to spend an afternoon, and only a short drive from the villa. There are several water activities on the lake, including boating and canoeing, that the whole family can do together! The lake is also home to an inflatable water park in the summer which will get everyone laughing and in the water. There may be age restrictions for some activities, so make sure to double check before booking. The lake is the perfect place to cool off in after being in the sizzling summer sun, and a much quicker journey than the one to the coast. If you do fancy a cultural day trip, the villa is 40km away from the glitzy haven of Cannes, and 65km from the historic gem of Nice.

Cannes is a particularly fabulous spot for discovering the cultural gems of the French Riviera. From historic architecture in the old town to sandy beaches and boat harbours along the coast, you will soon see why Cannes sees over four million visitors yearly. Restaurants filled with a variety of French and Mediterranean cuisine, and tons of bars and nightclubs take over the town as the sun sets. Of course, if you're staying in May, you'll be about for the iconic Cannes film festival.



Local Amenities

Nearest Airport	Nice (57km)
Nearest Airport 2	Toulon Hyères (120km)
Nearest Village	Callian (2.4km)
Nearest Town	Montauroux (3.8km)
Nearest Train Station	Grasse (26km)
Nearest Restaurant	Au Rendez-Vous (2.5km)
Nearest Supermarket	Lidl (5.4km)

What we love

- The landscaped gardens are simply idyllic and give a timelessly elegant backdrop to this gorgeous hideaway.
- The cottage is full of intricate details and yet spacious enough for a family. We had everything we needed and plenty of space.
- There is so much to explore on your doorstep. We loved taking day trips to the local towns, national parks and even a day out to the coast.
- The pizza oven provides a fantastic and amusing way to spend the evening together. Enjoy homemade pizzas under the stars, laughing and enjoying these unforgettable family moments.

What you should know...

- Opio Cottage sleeps up to 6 guests across one double bedroom and a children's bedroom with two sets of bunkbeds (also suitable for adults with a maximum height of 6ft5").
- The cottage is set within the grounds of Villa Opio (<https://www.oliverstravels.com/france/provence-alpes/villa-opio/>) (8 guests). However, when booking the cottage alone, the villa will not be rented out and you therefore have exclusive use of the swimming pool, al-fresco dining facilities and landscaped gardens.
- The cottage is not available to book by itself from June to August - during this time, only Villa Opio (<https://www.oliverstravels.com/france/provence-alpes/villa-opio/>) (14 guests including the cottage) can be requested.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card two weeks before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, including pool towels.
- **Pets welcome?:** Not allowed. Please note that guests are authorised to bring a medical assistance dog for an additional security deposit, on request only and with prior agreement from the owner. Please enquire for more information.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday in July and August. Flexible during all other periods
- **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?:** Outside only.
- **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. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra €250 on request (at least one week prior to your stay to allow enough time for set up), payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax is included.
- **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.