

# Villa Heart

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 9

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## Overview

Welcome to the stunning Villa Heart. Spread out across one level, this enchanting four-bedroom neo-Provençal villa is an open-planned haven. As you enter, you are greeted by the spacious living space with terracotta tiles. An oak dining table centres the room and is ideal for the whole family to gather around on up to nine, high-backed chairs. Characterful semi-circle windows and patio doors let in an abundance of light.

A cosy kitchen has all the essentials you need to create delicious meals. The lounge has comfortable sofas that sit in front of a flat-screen TV and wood-burning chimney, which keeps the villa cosy in the winter months. The villa has four charming bedrooms, sleeping eight guests and one child. The master bedroom has a walk-in wardrobe and flat-screen TV, whilst in the second and third bedrooms, the double beds convert into two single beds, perfect for families with children. Each bedroom has direct access to the outdoors, with one bedroom leading to a private courtyard with soft armchairs and a small fish pond and fountain - how idyllic! You'll also find two main bathrooms; one in the master bedroom and a separate family bedroom, as well as two independent toilets for added convenience.

Outside, the villa is a private oasis for you to enjoy. An L-shaped heated pool sits in the middle of a patio with a sunken beach on one edge, surrounded by a garden filled with fauna and flora. Six sunbeds are dotted around the patio, ready for guests to soak up the sunshine. Guests also have access to an outdoor shower, a refreshing break from the warming sun.

Under a roofed shelter sits a rustic outdoor table, seating eight guests on wooden benches or cushioned seats, great for alfresco diners in the evening while watching the



gorgeous sunset. On the other side of the patio, you have access to a pool house that sits to one side with its own bar, bar stools, fridge and sink. The villa also has a built-in SONOS music system, heard out on the patio and inside the villa, so you can enjoy music into the evening together.

The large patio areas, heated L-shaped swimming pool with its submerged beach and its pool house provide unrivalled views of the San Peire hill to the south of Le Plan de la Tour, which is a particularly charming Provençal village due to the friendly locals, its many restaurants, bars and shops.

## Facilities

Canoeing/Kayaking • Horse Riding • Villa • Walking/Hiking Paths • Ideal for Kids • Tennis Nearby • Cycling • Golf Nearby • Air-Con • Private Pool • Wine Tasting • Special Offer • Ideal for Teens • Cots (Cribs) • Heated Pool • Has Discount • Ground Floor Bed & Bath • Wheelchair Access • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Laptop Friendly Workspace • DVD • Safety Deposit Box • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Water park • Forest park/High-rope course • Ideal for Babies & Toddlers • Pool inflatables • High Chair(s)

# Interior & Grounds

## Villa Interiors (spread across one floor)

- Open-planned living area with entrance, lounge, dining room and fully-equipped kitchen with Nespresso coffee machine, comfortable for up to 9 guests
- Master bedroom with two electrically adjustable beds (90x200cm), TV, walk in wardrobe and ensuite shower room.
- Two double bedrooms - can be arranged as twin beds (80x200cm)
- Double bedroom (140x200cm) and a bed house containing bed for a child (80x200cm)
- Family bathroom with shower, bath, sink and WC
- Two independent toilets

## Outside grounds

- Private heated L-shaped swimming pool (child-safe with fence and alarm available on request)
- A pool house with bar stools and pool house furniture, fridge and washing machine
- Outdoor shower
- Large courtyard
- Patio furniture, including tables, sofas and armchairs
- Private garden
- Stunning views

## Facilities

- Nutribullet blender
- KitchenAid mixer
- Vacuum cleaner
- Iron and ironing board
- Sonos sound system



## Location & Local Information

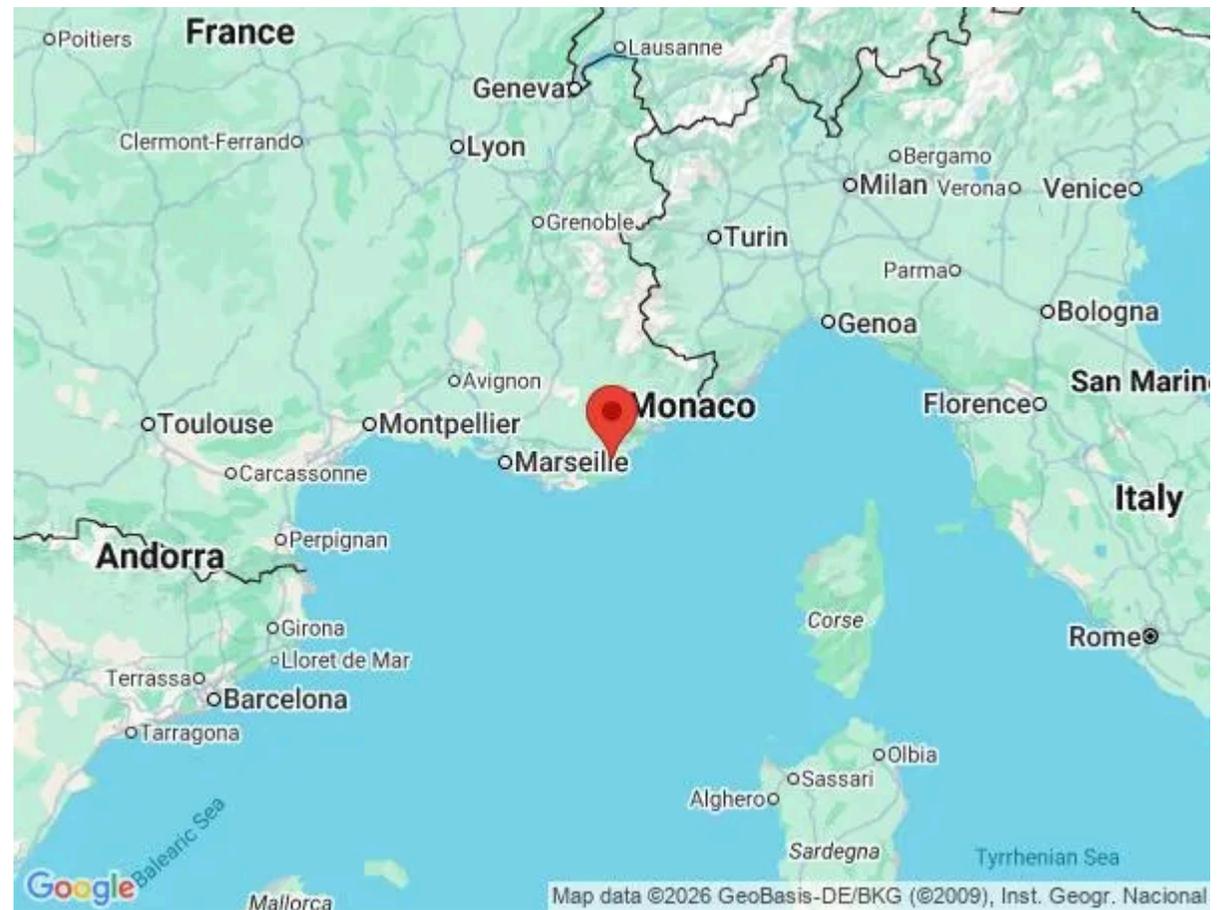
Villa Heart is nestled amongst picturesque hamlets and villages in southern France. The main hamlet the villa is near is Saint-Martin, a charming village, filled with cobbled streets and archways. Although small, the local area is filled with bars, restaurants, and shops to enjoy beneath aged trees. Every Thursday morning, stroll through the village market, purchasing fresh local products to enjoy back at the villa which is a mere ten-minute walk away.

There are a couple of independent vineyards nearby which also offer wine tasting and tours. Les Marquets and Beaucas are well worth a visit but if you are after a bit more, the wine tastings on a Sunday morning at La Cave Des Maures are a divine way to enjoy your French getaway.

Villa Heart is only 12 miles away from the infamous Saint Tropez. Another stop well worth visiting on your way is Port Grimaud, known as the 'Venice' of the area - so romantic! Originally a small fishing town, St Tropez was put on the map in the 1950s when Brigitte Bardot starred in a French movie set in the town. Brigitte later brought a house in Saint Tropez where she still resides! Today, Saint Tropez is a haven of glitz and glamour, and has captured the hearts of film lovers and literary experts, making it one of the world's most famous villages.

The south of France has an abundance of beaches to enjoy, and Villa Heart is only six miles from Sainte Maxime beaches. Sainte Maxime is a small town on the opposite side of the Gulf of Saint Tropez Bay, with several beaches within its perimeter. The beach has golden sand with direct access to the cooling sea. Cafés, bars and restaurants are peppered along the shoreline, offering a bit of cooling shade from the sizzling summer sun.

If you fancy going a little further afield, take a day trip and discover Europe's largest canyon, Verdon Gorge. Float above the turquoise-green water on kayak or boat tours and look up at the vast grey rock above. Along the coastline, there are a variety of water sports to choose



from including water skiing, wake boarding, inflatable rides, pedal boats, kayaks, paddle boarding. In the busier summer months, it'll be worth booking these activities ahead to avoid disappointment and potentially missing out!

## Local Amenities

Nearest Airport	<b>Toulon Hyères (56km)</b>
Nearest Airport 2	<b>Nice (95km)</b>
Nearest Village	<b>Le Plan de la Tour (1km)</b>
Nearest Town	<b>Sainte-Maxime (11km)</b>
Nearest Train Station	<b>Les Arcs - Draguignan (33km)</b>
Nearest Supermarket	<b>Aldi Sainte-Maxime (6.5km)</b>
Nearest Restaurant	<b>Le Café (1km)</b>

## What we love

- Enjoy the large L-shaped swimming pool, which is heated - perfect for an evening swim as the sun sets.
- The location of this villa is fantastic. You really get to step away from everything and enjoy each other's company in the quiet country.
- The bar in the pool house is such a fun addition and great for everyone to socialise around in the evenings under the stars.
- The views overlooking the countryside and neighbouring hamlets are simply breath taking.

## What you should know...

- Please note that the maximum capacity at the villa is 8 adults and 1 child, not 9 adults.
- Two of the bedrooms are convertible into single beds for added convenience.
- Villa Heart is only 12 miles from Saint Tropez by car, and a 10-minute walk from the nearest village and local markets.
- The villa is on one floor and fully accessible for the whole family to enjoy their stay, as well as guests with reduced mobility.
- Do not hesitate to ask anything about the villa and its surroundings to the caretakers during your stay. They speak fluent English and are very friendly!
- The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.

# Terms & Conditions

- **Security deposit:** £1500 charged to client's credit card two weeks before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** After 5.00 p.m.
- **Departure time:** Before 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that the maximum capacity at the villa is 8 adults and 1 child, not 9 adults. Cot and high chair can be provided free of charge, on request. The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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?:** Strictly prohibited inside. Ashtrays can be provided for smokers outside.
- **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?:** Included in rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Tourist tax included in rental price.
- **Pool opening dates?:** Approximately March to November (27 degrees), although the pool isn't typically heated in July and August due to outside temperature. Please also note that cooler months may not be suitable for swimming.