Le Belvedere

Region: French Riviera (Cote D'Azur) **Sleeps:** 22

Overview

A one-of-a-kind residence with the most stunning views across the gulf of Saint-Tropez, Le Belvédère offers beauty and elegance just a short stroll from a charming French Riviera seaside town.

Set in an exclusive neighbourhood of Sainte-Maxime, this villa is all about refined living in a wonderful part of the Côte d'Azur. Just step out from the salon to the sea-facing terrace and admire the glistening panorama of the Mediterranean! The décor here is chic with sophisticated furnishings whilst blue-shuttered windows frame incredible sea vistas. A luxurious cinema lounge, gym and games room add to the allure of this gorgeous abode.

Sleeping up to 22 guests, there are nine inviting double bedrooms, most with en suite bathrooms and many with terraces and/or glorious sea-views. The most beautiful of all is the master double with doors sliding open to a vast private terrace with ample space for sunbathing, dining al-fresco or lounging with a glass of rosé on warm summer evenings.

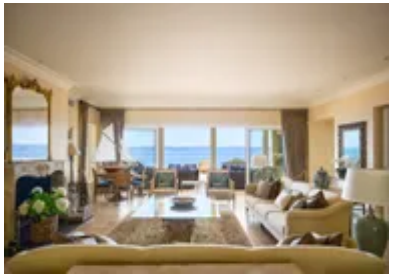
The heated infinity swimming pool also faces the Côte d'Azur, as does the graceful and impressive poolhouse with its fully-equipped summer kitchen, dining area and lounge with open fireplace – such an enchanting place to spend time with loved ones. The landscaped gardens are just as exquisite – come across the wisteria-clad colonnade, jasmine surrounding the fountain of Neptune, a vegetable garden, fruit trees growing oranges, lemons, almonds and apricots alongside the colours and scents of the French Riviera with lavender, thyme and rosemary amidst the terraced grounds.

Just a ten-minute stroll down the hill brings you to the heart of Sainte-Maxime, a picturesque seaside town with









restaurants, café terraces, a daily covered market and brilliant beaches. Boat trips from the marina will whisk you away to nearby Saint-Tropez or book a private yacht to tour this magnificent part of the coast.

Play golf at a choice of prestigious courses, partake in a wide range of summer watersports, follow walking trails through the verdant hills and visit picture-perfect hilltop villages such as Grimaud, Gassin and Ramatuelle. Head to the exclusive beach clubs of Saint-Tropez' Plage de Pampelonne, soak up the sophisticated summer vibe of Saint-Raphaël or you could even venture to Cannes, reached in under an hour passing the landscapes of the Massif de l'Esterel.

Facilities

Tennis Nearby • Working Fireplace/Woodburner • Ideal for Kids • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Romantic • Cycling • Sailing • Go-Karting • Scuba Diving • Paragliding • Boat Trips • Villa • France250 • Private Pool • Wine Tasting • Golf Nearby • Air-Con • Fishing • Chef/Cook Available • Walk to Beach • Special Offer • Has Offer • Has Discount • Heated Pool • Cots (Cribs) • Wow Factor • Ideal for Teens • Maid Service Available • Beach Nearby • Instagrammable • Parking Space • Pool Safety Feature • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Lift • Laptop Friendly Workspace • Games Room • Indoor Games • DVD • Gym/Fitness Room • Safety Deposit Box • Smart TV • Wine Cellar • Outdoor Games • Table Football • Home Cinema • Heating • Pre-Stocked Fridge Available • Transfers Available • Board games • Babysitting Available • Breakfast Included • Badminton • Boules/Petanque • High Chair(s)

Interior & Grounds

Villa Interiors

Main Floor

- Entrance, boot room and guest WC
- Large lounge with doors leading to sea-view terrace
- Dining room with doors leading to sea-view terrace
- Kitchen, fully-equipped, with doors leading to sea-view terrace
- Bedroom with king-size double bed, dressing room with safe, sea-view terrace and en suite bathroom with bath, shower and WC

First Floor

- Master bedroom suite with king-size double bed, dressing room and en suite bathroom with bath, shower and WC. Large private terrace with sea-view and al-fresco lounge/dining area
- Bedroom suite with king-size double bed, separate lounge/bedroom with double sofa-bed and doors leading to sea-view terrace from each room. Two bathrooms with showers and WCs

Second Floor

- Bedroom with king-size double bed, side sea-view and en suite bathroom with bath, shower and WC
- Bedroom with queen-size double bed
- Bedroom with queen-size double bed
- Bathroom with shower and WC (shared between above bedrooms)
- Staff kitchen/laundry room

Lower Ground Floor (garden level)

- Cinema room with projector, screen, large TV, sound system and DVD player
- Wine cellar
- Gym
- Games room with bar, billiard table and tennis tennis









- Master bedroom with king-size double bed, lounge with double sofa-bed, doors leading to terrace and en suite bathroom with shower and WC
- Bedroom with queen-size double bed, doors leading to terrace and en suite bathroom with shower and WC
- Bedroom with queen-size double bed, doors leading to terrace and en suite bathroom with shower and WC

Outside Grounds

- Heated infinity swimming pool (15x5m, depth: 1.5-1.6m) with rolling safety shutter. Open all year
- Pool house with fully-equipped summer kitchen, lounge area with open fireplace and dining area for up to 22 guests, shower and changing area
- Pizza oven and barbecue
- Firepit
- Landscaped gardens (terraced levels with steps)
- Fish pond and grotto
- Fountain
- Pétanque court
- Vegetable plot and fruit trees
- Badminton, croquet
- Water-polo

Facilities

- Wi-Fi
- Lift
- Smart TV (with Netflix)
- Cinema room with projector
- DVD (and DVD library)
- Gym
- Table tennis
- Pool table
- Table football
- Badminton and croquet
- Water polo
- Board games
- Library

Location & Local Information

Le Belvédère is set in an exclusive neighbourhood of Sainte-Maxime, a short stroll down the hill to the shops, restaurants and beaches of this charming French Riviera resort overlooking the gulf of Saint-Tropez.

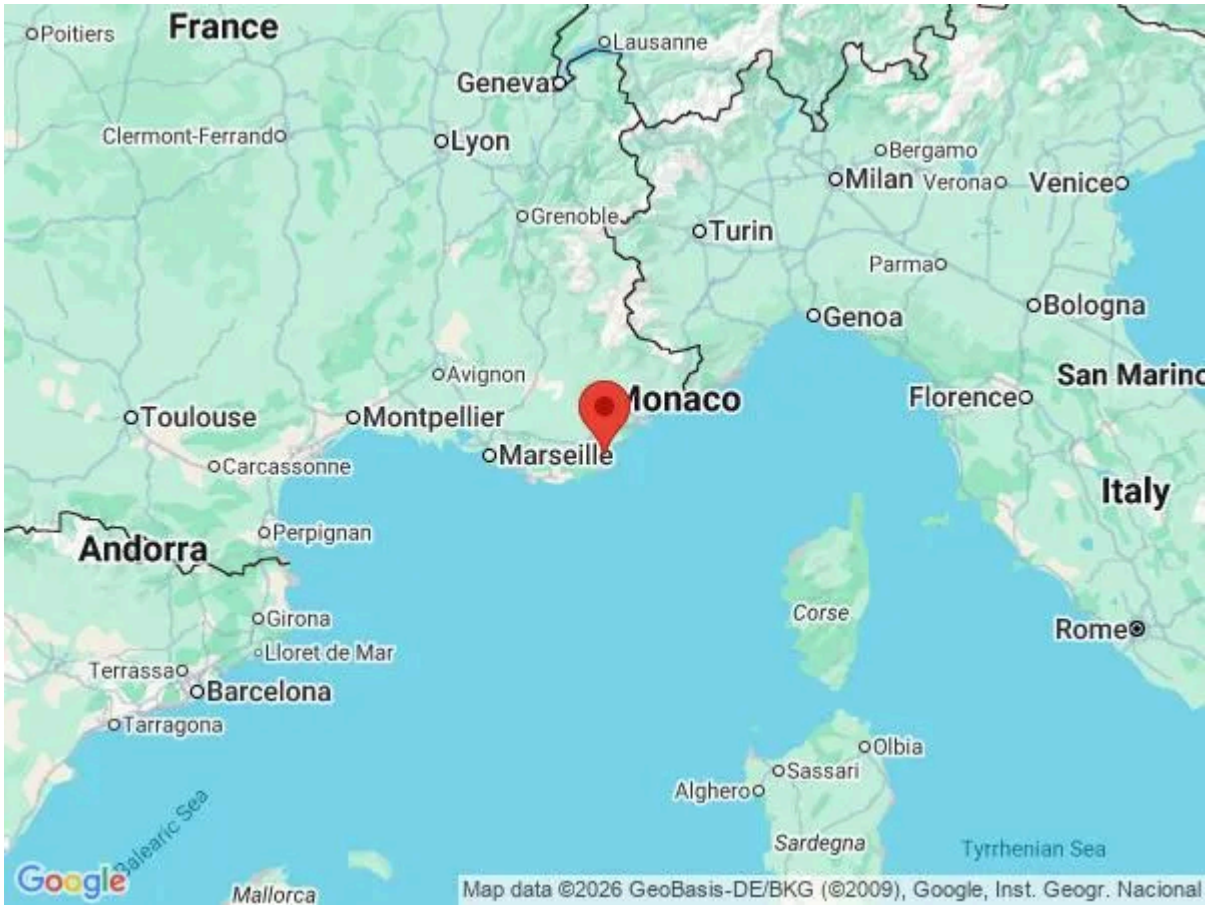
A relaxed town compared to glitzier Saint-Tropez just across the bay, Sainte-Maxime is a lovely place to spend time, backed by beautiful hills and enjoying a sunny climate. The old town is attractive with its café and restaurant terraces which come to life on summer evenings, a daily covered market (five mornings a week in winter) and a larger market on a Thursday morning showcasing the best regional produce.

The town's main sandy beach is next to the picturesque port and is home to a small handful of beachside restaurants whilst slightly further south is Plage de la Croisette and Sainte-Maxime's sailing club. Just north of the town, come across the long sandy beach of Plage de la Nartelle (3km), loved especially by families and windsurfing enthusiasts or seek out the wilder shores around La Pointe des Sardinaux (3km), the last part reached only on foot and popular with snorkellers.

There are also ample opportunities for summer boat trips – Saint-Tropez is just a 20-minute ferry ride away or take a private excursion to explore this gorgeous coastline either north around Saint-Raphaël and the Esterel calanques or south towards Port Grimaud, Saint-Tropez and beyond.

Golf-lovers can play at the 18-hole Golf Blue Green Sainte-Maxime course or the prestigious Beauvallon Golf Club, both around 5km away. Other outdoor activities include wonderful walking trails in the hills, cycling, horse-riding as well as a wealth of summer watersports in or around Sainte-Maxime such as stand-up paddle boarding, sea-kayaking, pedalo hire and diving as well as wake-boarding and water-skiing.

Discover the glamour of Saint-Tropez (16km), one of the French Riviera's most famous towns, with its boutiques,









high-end restaurants and impressive marina alongside its characterful old quarter and bustling twice-weekly market at Place des Lices. If driving, combine with a trip to one of the exclusive beach clubs of Pampelonne Beach (20km) or venture to the wild shores and beautiful landscapes around La Croix Valmer, Plage de Gigaro and Plage d'Héraclée, an area also ideal for keen hikers and wine lovers.

Flower-filled Grimaud (13km) is an old Provençal village with stunning views down to the coast, a delightful spot for a gourmet lunch or just a potter around its medieval lanes. Ramatuelle (17km) and Gassin (15km) are two other picture-perfect hilltop villages in this part of the French Riviera, or visit Port-Grimaud (10km), a unique seaside town, also known as the 'little Venice of Provence', where you can explore its canals by boat.

Heading north, experience the French Riviera charm of Saint-Raphaël (24km) and historic Fréjus (22km) or you could even spend the day in Cannes (60km), around an hour away by car via the *autoroute* through the Massif de l'Esterel.

Local Amenities

Nearest Airport	**Aéroport de Saint-Tropez - private planes (20km)**
Nearest Airport 2	**Toulon-Hyères Airport (55km)**
Nearest Airport 3	**Nice Côte d'Azur Airport (78km)**
Nearest Town	**Sainte-Maxime (Within 700m)**
Nearest Restaurant	**Sainte-Maxime (Within 700m)**
Nearest Supermarket	**Casino Shop (800m)**
Nearest Beach	**Sainte-Maxime (800m)**

Nearest Golf	**Golf Blue Green Sainte-Maxime/Beauvallon Golf Club (5km/5.5km)**
Nearest Train Station	**Les Arcs - Draguignan (30km)**

What we love

- Experience the elegance of this refined French Riviera residence, boasting breathtaking views over the Gulf of Saint-Tropez from its many terraces which are the perfect setting to enjoy the included daily continental breakfast
- The sea-facing infinity pool and poolhouse are absolutely stunning, as are the exquisite landscaped gardens with jasmine, fruit trees and herbs
- Guests will also love the villa's sumptuous cinema lounge, gym and games room
- In an exclusive neighbourhood of Sainte-Maxime, stroll to charming restaurants, shops and beautiful beaches
- Sail to Saint-Tropez for a day out exploring one of the French Riviera's most popular destinations

What you should know...

- Le Belvédère sleeps up to 22 guests across 9 double bedrooms, two of which feature a private lounge with a 2-person sofa-bed - please see the "Features" tab and floorplans for further details on the layout.
- Young children will need supervising across the beautiful terraces and landscaped gardens with various levels and steps (and by the pond and pool).
- The discreet house manager lives in a cottage (in separate grounds) around 40m from the villa.
- Please note that the gaps in the balcony balustrades exceed 10 cm in width and include climbable features. Kindly review the photos carefully before booking. Children must be supervised by an adult at all times when on the balcony.

Terms & Conditions

- **Security deposit:** €10,000 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 7 nights.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings (reception only) are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and any other special events are not allowed. A cot and highchair are available on request. Le Belvédère sleeps up to 22 guests across 9 double bedrooms, two of which feature a private lounge with a 2-person sofa-bed - please see the "Features" tab and floorplans for further details on the layout. The discreet house manager lives in a cottage (in separate grounds) around 40m from the villa.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Other Cleaning:** 4 hours of daily cleaning included.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Included. 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 towels included?:** Yes.

- **Pool opening dates?:** Open all year. 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.