

# Le Mas De La Roche

Region: French Riviera (Cote D'Azur) Sleeps: 6

## Overview

Situated just outside a small village in the Massif des Maures mountain range, Le Mas de la Roche is a charming holiday house in the heart of the Côte d'Azur. The villa's rustic appeal, combined with modern amenities, ensures an ideal retreat for anyone seeking a tranquil getaway.

Surrounded by the timeless beauty and Mediterranean colour of the French Riviera, Le Mas de la Roche is a showcase of lush greenery and azure skies. The villa's harmonious location blends the calm of countryside scenery with the convenience of nearby attractions along the Côte d'Azur, making it the ideal holiday house for families and friends alike.

Stepping into the villa's spacious interior, you are met by a décor carefully curated to balance contemporary design with traditional Provençal elements. Complemented by an abundance of natural light thanks to large windows framing the view, the resulting atmosphere is as warm as it is inviting.

Boasting three well-appointed bedrooms, three bathrooms and commodious living areas besides, Le Mas de la Roche can easily accommodate up to six guests in comfort and style. The villa's kitchen is well-equipped with every appliance you could need to whip up anything from a summery salad to a creative, gourmet meal.

The villa's outdoor spaces are its most enchanting feature. Pass through any of the home's French doors onto its expansive terrace to soak in the sunshine and rolling hills stretching away in the distance. A manicured garden, private swimming pool and several al-fresco dining options including a cabana complete with bar, make Le Mas de la Roche the perfect villa for entertaining.



The local village is only 1.5km from the villa, ideal for stocking up on groceries or eating out (if you prefer). A day trip to Toulon is also worth the journey (50km) during your stay or, closer to base, don't miss the glamourous Saint Tropez and coastline of the French Riviera.

## Facilities

Surfing • Walking/Hiking Paths • Watersports • Historical Sites • Ideal for Kids • Scuba Diving • Boat Trips • Villa • Private Pool • Wine Tasting • Air-Con • Golf Nearby • Cots (Cribs) • Ideal for Teens • <1hr to Airport • Parking Space • Pool Safety Feature • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Heating • Ideal for Babies & Toddlers • Baby bath • High Chair(s)

# Interior & Grounds

## Villa Interiors

- Living/dining room with open-hearth fireplace, satellite TV and DVD player and doors leading to the terrace
- Open kitchen (oven, dishwasher, three gas rings, toaster, kettle, microwave, freezer, electric coffee machine), island/breakfast bar for 2 guests
- Dining table seating 6 guests
- Bedroom with French bed (160 cm), en-suite bathroom with shower and WC and air conditioning and doors leading to the terrace
- Bedroom with double bed, shower room and air conditioning.
- Bedroom with French bed (160 cm), shower room, air conditioning and doors leading to the terrace.



## Outside Grounds

- Swimming pool (9 x 5 m)
- Sun loungers
- Garden
- Two terraces (partly covered) and outdoor furniture
- Cabana/outdoor bar
- Electric barbecue
- Parking (for 2 cars)



## Facilities

- Wi-Fi
- Underfloor heating
- Air-conditioning (bedrooms only)
- Satellite TV and DVD player
- Washing machine/dryer
- Iron

# Location & Local Information

Located just outside a small village in the French Riviera, a mere 19km west of Saint-Tropez and 50km east of Toulon, Le Mas de la Roche is perched at the level of two valleys in the Massif des Maures mountain range.

Surrounded by rolling hills, vineyards, and olive groves, this picturesque village is a quiet retreat from the bustling nearby coastline. Stroll the village's cobblestone streets amidst charming rustic architecture for an authentic experience of Provençal beauty and lifestyle.

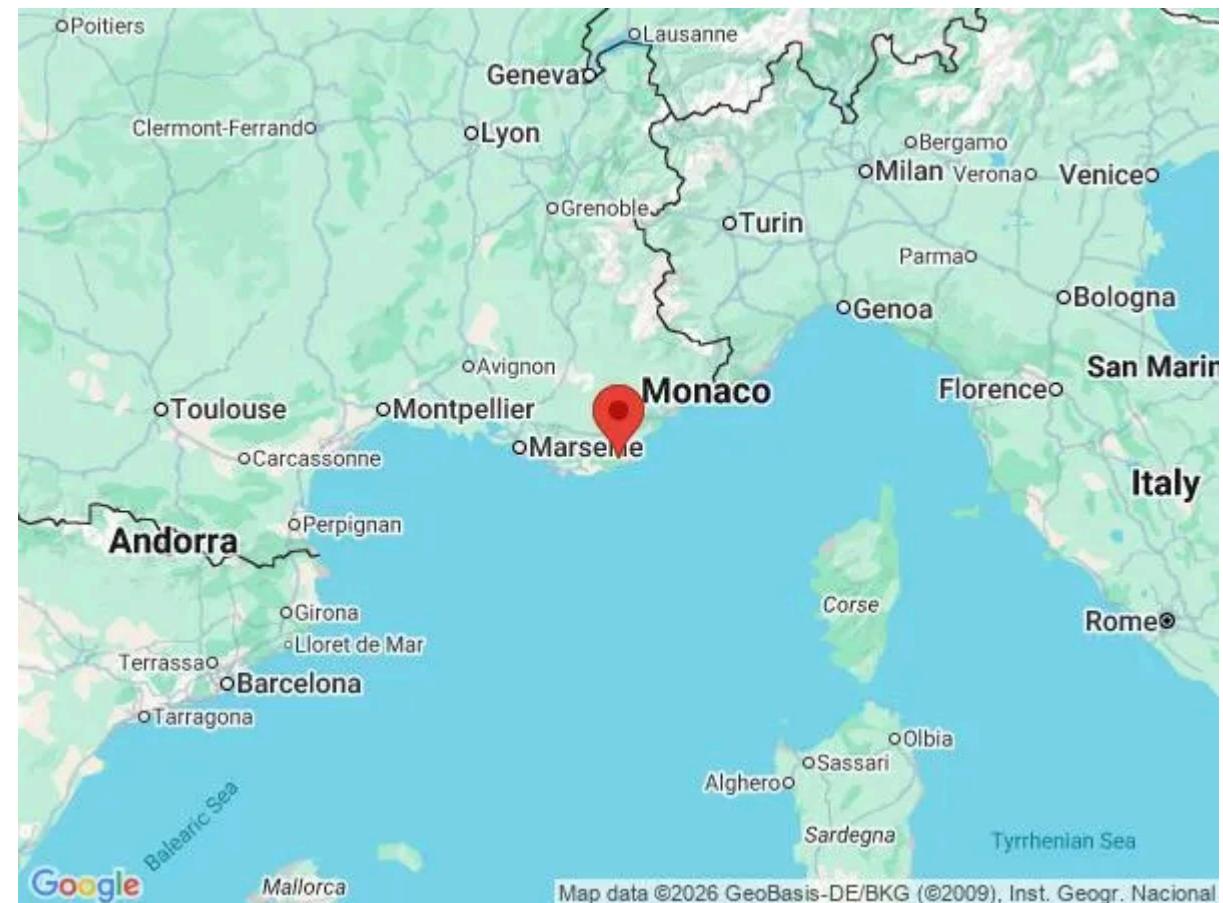
The Massif des Maures mountain range itself offers a wealth of verdant landscapes for the nature enthusiast. If you can drag yourself away from nearby vineyards and wineries, the area offers great opportunities for scenic hiking.

In the nearby town of Cogolin (9km) can be found a wide range of shops and restaurants. The area also boasts easy access to seaside resorts including the family-focused Cavalaire-sur-Mer, which is particularly renowned for its water sports including jet skiing, sailing, windsurfing, and scuba diving.

The village of Gassin (20 minutes) is perched high on a rocky outcrop commanding unbeatable views of the Bay of Saint-Tropez and coastline. Gassin is commonly classified among the most beautiful villages in France. Of course, no visit to the region would be complete without a glimpse of Saint Tropez itself, the glamourous and historic village is one of the jewels in the crown of the French Mediterranean, and less than thirty minutes from Le Mas de la Roche by car.

Escape to Le Mas de la Roche and let time slow down to a more pleasant pace. Settle into the villa's enchanting outdoor areas or embark on short day trips to the litany of nearby attractions basking in the southern sun.

## Local Amenities



Nearest Airport	<b>Toulon Hyères</b> (34km)
Nearest Airport 2	<b>Nice</b> (112km)
Nearest Village	<b>(1.5km)</b>
Nearest Restaurant	<b>(1.5km)</b>
Nearest Supermarket	<b>Small supermarket</b> (1.5km)
Nearest Bar/Pub	<b>(1.5km)</b>
Nearest Beach	<b>Plage du Rayol</b> (15km)
Nearest Golf	<b>Golf Up</b> (15km)

## What we love

- We love the villa's vibrant countryside setting, which wonderfully juxtaposes with glamourous hotspots like Saint Tropez only a short drive away
- The villa's ample space for outdoor play and entertainment make it the ideal retreat for friends and family
- Nearby seaside resorts like Cavalaire-sur-Mer and La Croix-Valmer offer great opportunities for day trips to the beach and water sports

## What you should know...

- Please note that there are neighbouring villas, however the views of the Maures remain breathtaking.
- A car is recommended to explore the nearby towns, villages and coastline.
- Children will need to be supervised when outside around the pool and garden on different levels.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?**: Yes.
- **Linen & towels included?**: No. Extra €25 per person, payable locally.
- **Pets welcome?**: Not allowed.
- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Weddings, stag/hen parties and any special events are not allowed. A cot, highchair and baby bath are available on request. Air-conditioning is featured in the bedrooms only. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.
- **Changeover day:** Saturday approximately mid-May to late-September. 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 rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?**: Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?**: Yes.
- **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.