

# Maison Maxime

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 8

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## Overview

Maison Maxime is a charming family home that promises an idyllic escape for up to eight guests seeking an inviting abode in the sun-soaked bliss of the Mediterranean. With traditional Provençal architecture, lush greenery and gorgeous sea views along the Saint Tropez peninsula, this villa will take your breath away.

Spread over three levels, stepping inside reveals a large living and dining area buttressed by wooden ceiling beams. Whether you're admiring the sea views from the dining table, preparing a locally inspired meal in the open-plan kitchen, or sitting back in one of the comfortable living areas, this homey space will be the hub of your holiday.

This central floor also houses two twin bedrooms. On the lower ground floor, you'll find another twin bedroom along with an open playroom with games including table football - the kind of game that will entertain older ones as well as children. Finally, on the upper floor rests the master bedroom with super-King sized bed. All bedrooms are equipped with air-conditioning, keeping you cool during those hot summer nights.

However the real shining attraction of Maison Maxime is the extensive terrace and garden where the turquoise water of the swimming pool glistens in the sun. Boasting an outdoor shower, pool house with dining set, barbecue, table tennis table, boules, and a range of garden furniture, this is a villa you'll never want to leave.

But if the allure of the Côte D'Azur draws you away from the *maison*, the villa is conveniently located just 2.5km away from the nearest beach and the picturesque seaside town of Sainte-Maxime with shops, restaurants and bars a plenty.



Other places worth visiting during your stay include Port Grimaud and - of course - the glitz and glamour of Saint-Tropez. Away from the coastline, head to nearby hilltop villages such as Ramatuelle, Gassin, Grimaud and the Massif des Maures for hiking, mountain biking and horse-riding.

## Facilities

Sailing • Boat Trips • Walking/Hiking Paths • Seaview • Coffee Machine • Villa • Horse Riding • Washing Machine • Watersports • Canoeing/Kayaking • Historical Sites • Cycling • Wine Tasting • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Scuba Diving • Private Pool • Cots (Cribs) • Beach Nearby • Table Tennis • Zoo • Water park • Pool Safety Feature • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Outdoor Games • Table Football • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (200m<sup>2</sup>)

### Ground Floor

- Open-plan living room/dining area kitchen with one seating area with sofa and satellite TV; and another with L-shaped banquette seating, decorative hearth fireplace and dining table seating 8 guests and doors leading outside
- Well-equipped, open-plan kitchen (including oven, dishwasher, two hot plates, two ceramic glass hob hotplates, toaster, kettle, microwave, freezer, electric coffee machine) with breakfast bar seating 2 guests. Additional small dining table with two fold-down chairs
- Bedroom with two single beds (90x200cm each), air-conditioning and doors leading outside
- Bedroom with two single beds (90x200cm each) and air-conditioning
- Shower room
- Separate WC

### Lower Ground Floor

- Bedroom with two single beds (80x200cm), en-suite bathroom with shower and WC and air-conditioning
- Open playroom with books, board games and table football

### Upper Floor

- Bedroom with French bed (180x200cm) and air-conditioning
- Bathroom
- Separate WC

## Outside Grounds

- Swimming pool (11 x 6 m, depth: 2.2m), open approximately end-March to end-October
- Wooden sun loungers
- Outdoor shower
- Pool house



- Table tennis
- Boules
- Garden furniture and parasols
- Barbecue
- Parking

### **Facilities**

- Wi-Fi
- Electric heating
- Satellite TV
- Air conditioning (bedrooms only)
- Washing machine/Dryer
- Table football



# Location & Local Information

The nearby seaside resort town of Sainte-Maxime that sits between Saint-Tropez and Fréjus is just 2.5km away from Maison Maxime and is bustling with Provençal markets and sun-kissed beaches. The closest beach is less than ten minutes away by car and is one of countless such spots in and around the Gulf of Saint-Tropez. All the beaches in the area are sandy, it's just a matter of finding the right place for you to swim and sunbathe.

If you're keen on water sports then you're in luck, because there is no shortage of fun activities available along this stretch of the Côte d'Azur, including scuba diving, jet skiing, water skiing, wakeboarding, paddle boarding, sailing, kitesurfing, kayaking, boat hire, and even parasailing.

The town of Sainte-Maxime itself boasts supermarkets, restaurants, bars, dance clubs, a casino and a pleasant little port where sailboats sway back and forth in gentle breezes. An expansive 18-hole golf course with panoramic views along the French Riviera is also within fifteen minutes drive from the villa.

Also close by is the resort of Saint-Tropez and the harbour town at Port-Grimaud, both glamorous places to explore. For a more rustic and historical adventure, the quaint medieval villas of Gassin and Ramatuelle are highly recommended.

For wine lovers, the vineyards of Château Barbeyrolles between Saint-Tropez and Gassin (25 minutes by car) offer guided tours and tastings that will steep you in the Provençal terroir.

## Local Amenities

Nearest Airport	Toulon (56km)
Nearest Airport 2	Nice (77km)



Nearest Village	(2.5km)
Nearest Restaurant	(2km)
Nearest Supermarket	(2.5km)
Nearest Beach	(2.5km)
Nearest Golf	Golf Bluegreen Sainte Maxime (6.5km)

## What we love

- This traditional Provençal home is as cosy as it is spacious, spreading over three floors
- Table tennis, boules, table football and the inviting swimming pool are sure to entertain the whole family
- The stunning sea views of the Gulf of Saint-Tropez are unbeatable
- Ideally situated close to sandy beaches and glamorous hot spots, yet also near the Massif des Maures for those that prefer active holidays hiking or cycling

## What you should know...

- To make the most of your holiday, a vehicle is recommended to explore the region. Maison Maxime has roofed parking for two cars.
- 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 charged to client's credit card by the owner upon arrival and refunded two weeks after 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?:** Yes.

- **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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Weddings, stag/hen parties and any special events are not allowed. <br> A cot and highchair are available free of charge, on request. A booster seat and pushchair are also available, subject to an additional fee. <br> Air-conditioning is featured in the bedrooms only. <br> 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?:** No.

- **Minimum stay:** 7 nights approximately mid-May to late-October. 3 nights approximately early-December to end-March. 4 nights during all other periods.

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

- **Tax:** French Visitors Tax is included.

- **Pool opening dates?:** The pool is open approximately June to end-September. 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.