

# Paradis Provençal

Region: Provence-Alpes    Sleeps: 10

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## Overview

Be enchanted by this elegant Provençal abode as you admire the stylish interiors and vast sense of space across its verdant garden dotted with fruit trees. It's hard to believe you are less than 500m from Maussane-les-Alpilles, one of the many charming villages of Les Alpilles.

Paradis Provençal is more than just a holiday home. This is where the owner spent his childhood and he has designed the interiors just to his taste. You can expect the perfect blend of old and new which seamlessly creates a minimalist yet warm ambience. There are five bedrooms, three with en suite bathrooms, as well as ample space across its lounge, kitchen-diner and library.

The outside is quite remarkable with all the character of Provence. Prepare meals to serve on the covered terrace or bask in the sunshine overlooking the vast lawn dotted with fruit and olive trees. Seek shade beneath a towering pine or stroll across to the swimming pool and its pretty pool house for hours of summer fun with family or friends.

All of this, yet the house is actually located in a residential setting around 500m from Maussane-les-Alpilles' lovely shops and main square with its church, fountain and café terraces. Savour the flavours at local restaurants (in both Maussane and nearby Paradou) and don't miss the village's delightful Thursday morning market.

Les Baux-de-Provence, one of France's '*Plus Beaux Villages*', is less than 10 minutes by car whilst other gems of Les Alpilles include Eygalières, Fontvieille and Saint-Rémy-de-Provence. Arles is another fine day out with its Roman sites and rich artistic heritage, also the gateway to the captivating landscapes of the Camargue.



Heading in the other direction, spend time in the historic city of Avignon with its markets, wine-bars, restaurants and UNESCO World Heritage sites. Also within a 45-minute drive, venture to Le Pont du Gard for picnics and paddling by the river or canoeing beneath the magnificent Roman aqueduct, yet another one of France's most popular tourist attractions within easy reach.

## Facilities

Cycling • Boat Trips • Wine Tasting • Sailing • Air-Con • Golf Nearby • Villa • Wi-Fi/Internet • TV • Tennis Nearby • Historical Sites • Washing Machine • Canoeing/Kayaking • Horse Riding • Walking/Hiking Paths • Laptop Friendly Workspace • Cots (Cribs) • Walk to Village • Private Pool • Garage • Chef/Cook Available • Modern • Zoo • Caves/Pre-historic site • Ruins • Kid-friendly museum • Kid-friendly excursions • Amusement park • Transfers Available • Babysitting Available • Pool Safety Feature • Heated Pool • Laundry Service • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Wine Cellar • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## House Interiors

### Ground Floor

- Lounge (42m2) with fireplace
- Kitchen, well-equipped including steam oven, dishwasher, gas hob, fridge, freezer, ice-maker, microwave, kettle, toaster and wine cabinet
- Open-plan dining area (20m2) with large table for 10 guests
- Guest WC
- Laundry room

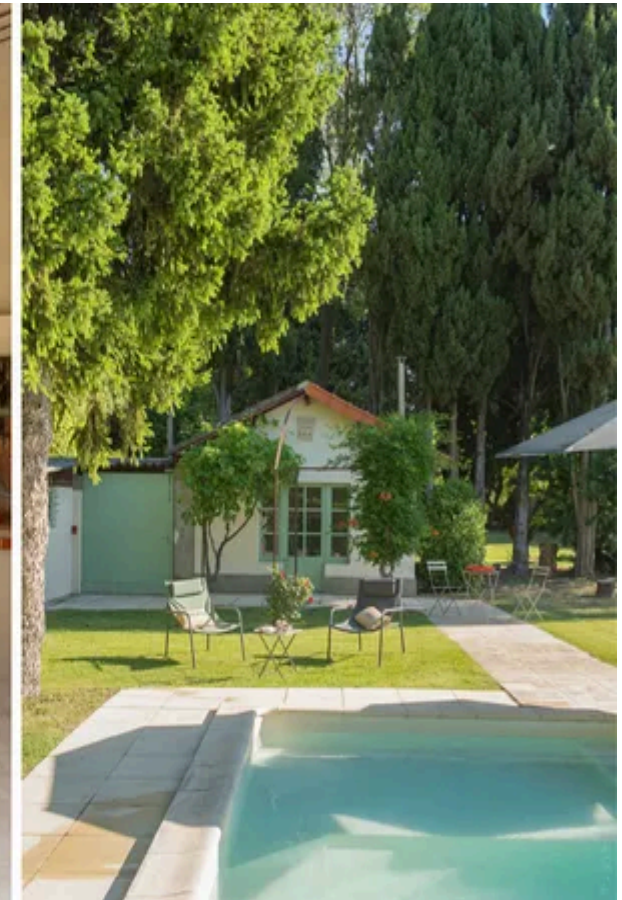
### First Floor

- Library area
- Master bedroom (54m2) with double bed, desk, safe, dressing area and en suite bathroom with two sinks, bath, shower and separate WC
- Bedroom (12m2) with double bed, pool view and en suite bathroom with shower and sink
- Bedroom (15m2) with double bed and pool view
- Bedroom (9m2) with twin beds
- Bedroom (15m2) with double bed
- En suite bathroom with shower
- Shared bathroom
- WC

## Outside Grounds

- Heated swimming pool (11x5m depth: 2.3m) with safety cover
- Pool house
- Al-fresco dining terrace
- Barbecue
- Deck chairs
- Large garden
- Garage

## Facilities



- Air-conditioning
- Wi-Fi
- TV
- Library
- Safe
- Alarm
- Washing machine and dryer



## Location & Local Information

Paradis Provençal is in Maussane-les-Alpilles, a charming village in the heart of Les Alpilles Natural Regional Park, 35km south of Avignon. The nearest airports are located near Avignon, Nîmes and Marseille whilst fast direct trains operate from Paris/Lille to Avignon TGV, around half an hour by car.

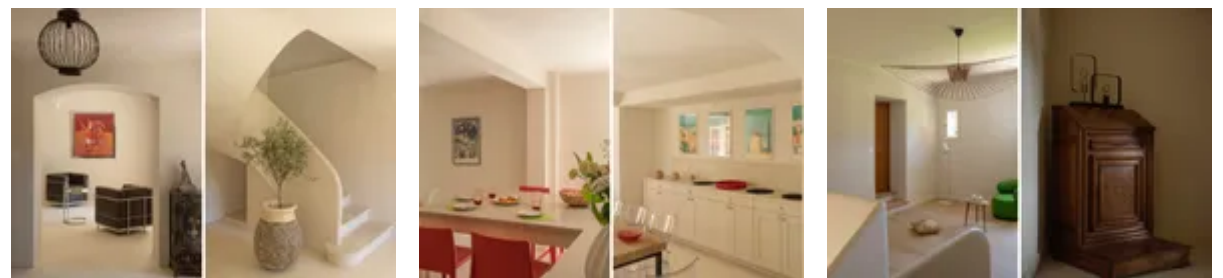
In a residential setting, you can stroll into Maussane-les-Alpilles (500m). It's such a lovely Provençal village, especially picturesque by the main square with its café terraces, fountain, shady trees and historic church. Potter around the shops for local gastronomic delights (there is also a useful Spar grocery store) and experience the Thursday morning market.

Olive oil is a speciality here – alongside Mouriès (8km), the area produces some of France's finest extra virgin olive oil which can be sampled in an original mill or local farms (alongside cheese, honey, wine etc). There are many beautiful walking trails through the olive groves.

Les Baux-de-Provence (5km), one of France's '*Plus Beaux Villages*', is one of the most famous villages of Les Alpilles with its medieval centre and perched château. Other wonderful places to explore include Fontvieille (8km) and its windmills, hilltop Eygalières (18km) and the artistic town of Saint-Rémy-de-Provence (10km) which hosts a fantastic Wednesday morning market.

Follow the Van Gogh trail in Arles, where the Dutch artist painted 'Café Terrace at Night', and admire the town's impressive Roman sites or venture further afield towards the landscapes of the Camargue – look out for bulls, wild horses and pink flamingos.

Avignon (31km) is another great attraction of this part of Provence, not only for its UNESCO World Heritage sites (Le Palais des Papes and Le Pont d'Avignon) but also for its markets, restaurant scene, wine bars and riverside setting. Consider hiring bikes in Avignon and cycling across to the Rhône's largest river island, île de la



Barthelasse, for magnificent views back to the historic city.

## Local Amenities

Nearest Airport	<b>Avignon Provence Airport</b> (30km)
Nearest Airport 2	<b>Nîmes Airport</b> (42km)
Nearest Airport 3	<b>Marseille Airport</b> (69km)
Nearest Train Station	<b>Saint Martin De Crau/Avignon TGV</b> (12km/31km)
Nearest Village	<b>Maussane-les-Alpilles</b> (Within 500m)
Nearest Restaurant	<b>Maussane-les-Alpilles</b> (Within 500m)
Nearest Bar/Pub	<b>Maussane-les-Alpilles</b> (Within 500m)
Nearest Supermarket	 (700m)
Nearest Town	<b>Saint-Rémy-de-Provence</b> (10km)
Nearest Tennis	<b>T.C. Maussane-les-Alpilles</b> (Within 1km)
Nearest Golf	<b>Golf des Baux de Provence</b> (2km)
Nearest City	<b>Avignon</b> (31km)

## What we love

- Once the owner's childhood home, this elegant Provençal house has been beautifully styled to his personal taste
- Such a huge, gorgeous garden with pine, olive and fruit trees scattered across the lawn alongside the inviting swimming pool
- So much greenery around you yet you are less than 500m from the heart of charming Maussane-les-Alpilles and its restaurants
- A fine base in Les Alpilles for visiting Les Baux-de-Provence, Arles, Saint-Rémy and Avignon

## What you should know...

- 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:** €3,000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to 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.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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.
- **Changeover day:** Saturday. All other changeover days on request.
- **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?:** Not allowed.
- **Other 2:** Weddings, stag/hen parties and any special events are not allowed.
- **Other 3:** A cot and highchair are available on request.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Pool heating is optional at an extra €200 per week from beginning-April to end-October. 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?:** 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.