

# Les Opies

**Region:** Provence-Alpes **Sleeps:** 9

## Overview

Les Opies offers the opportunity to enjoy a care-free holiday with family and friends whilst being close to the charm of Aix-en-Provence.

Set within vast grounds, this welcoming villa sleeps up to 9 guests across its five double bedrooms (one within a garden studio). Feel like a local as you soak up the homely ambience and sit back in the lounge with doors opening out to the garden. The impressive kitchen-diner is a stylish spot for preparing Provençal feasts.

There's a laid-back feel as you kick back on the decked terrace beneath the shady trees overlooking the lawn and verdant garden. Tucked away is the large swimming pool bordered by summer flowers, towering cypresses and olive trees. Discover another picturesque corner for pétanque and pastis or perhaps a game of ping-pong or two.

Only 8km away is Aix-en-Provence's old quarter, such a joy to explore with its handsome architecture, chic shops, wonderful restaurants and of course the iconic tree-lined Cours Mirabeau leading to Fontaine de la Rotonde. Spend endless days pottering around the narrow lanes, following the footsteps of Cézanne and other great artists and writers.

Be inspired by the landscapes around Mont Sainte-Victoire and its idyllic villages such as Le Tholonet and Saint-Antonin-sur-Bayon, a paradise for hikers as you admire the incredible natural beauty around you.

For a change of scene, seek out summer watersports by the shores of L'Étang du Berre, soak up the charm of colourful Martigues and discover the idyllic coastline just west of Marseille, La Côte Bleue, with pretty ports, pristine



creeks and pine forests.

A little further afield, don't miss the vineyards of Cassis, a picture-perfect fishing village and the gateway to the Calanques National Park, less than an hour away from your Aix-en-Provence holiday home.

## Facilities

Washing Machine • TV • Wine Tasting • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Walking/Hiking Paths • Historical Sites • Tennis Nearby • Cycling • Hairdryer • Villa • Rural Location • Indoor Games • Table Tennis • Cots (Cribs) • DVD • Chef/Cook Available • Maid Service Available • Private Pool • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Theme park • Babysitting Available • Butler Available • Meal delivery service • Pool Safety Feature • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Outdoor Games • Working Fireplace/Woodburner • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Maison Interiors (130m2)

- Lounge with sofas and fireplace
- Mezzanine level (via open-sided staircase) with TV lounge and single bed (low ceiling)
- Dining area
- Kitchen (45m2), well-equipped including dishwasher, fridge-freezer, gas hob, oven and microwave
- Bedroom with queen-size double bed
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with double bed
- Bathroom with bath, shower and two sinks
- Shower room (accessed via two of the bedrooms)
- Separate WC
- Laundry room

## Garden Studio

- Bedroom studio with sofa double bed (160x200cm) and kitchenette
- Shower room and WC
- Private terrace

## Outside Grounds (3000m2, enclosed)

- Swimming pool (12x6m, depth : 1.1-1.8m) with safety alarm
- Outdoor shower and WC
- Sun loungers (x6)
- Large terrace
- Electric plancha
- Garden
- Ping pong
- Pétanque court
- Parking
- Automatic gate

## Facilities

- ADSL broadband
- Air-conditioning (one bedroom and the rest of house)
- TV and DVD player
- Hairdryers
- Board games
- Washing machine and dryer





## Location & Local Information

Les Opies offers a great base for guests looking to visit Aix-en-Provence (8km), Mont Sainte-Victoire and the surrounding region. It is only a 20-minute drive from Marseille Airport and 10km from Aix-en-Provence's TGV train station (with direct services from Paris taking just over three hours).

In a rural setting (yet not isolated with neighbouring houses nearby), you will find amenities in a traditional local village around 3km away including a large supermarket on its outskirts. There is a very interesting museum and WWII memorial site at a former French internment camp on the edge of the village.

The old quarter of Aix-en-Provence (8km) is a joy to explore with its charming ambience, colourful Provençal markets, chic shops and wonderful restaurants. Not forgetting atmospheric café terraces beneath the plane trees on Cours Mirabeau leading to the iconic Fontaine de la Rotonde. The town's historic architecture is inspiring and you can follow the footsteps of famous writers and artists who so loved Aix-en-Provence.

Keen hikers and painters alike will adore the landscapes around Mont Sainte-Victoire with scenery that inspired the likes of Cézanne. On the other side of Aix-en-Provence, visit picture-perfect villages in the foothills of the mountain such as Le Tholonet (17km) and Saint-Antonin-sur-Bayon (24km) alongside idyllic Puyloubier (32km) and Pourrières (33km) in a naturally beautiful setting.

If you feel like spending time by the coast, drive south past Marseille towards La Côte Bleue, a coastline of pretty ports, little beaches and pine forests - Sausset-les-Pins, Carry-le-Rouet and the vast Plage du Verdon are all within a 45-minute drive.

By the shores of L'Étang de Berre, Martigues (44km) is a delightful day out with its canal, colourful old houses, bridges and island alongside gardens, flowers and marina.



For a change of scene, the charming fishing village of Cassis (57km) is less than an hour by car. Not only is it a gorgeous spot for lunch by the port or wine-tasting in the hills, Cassis is also the gateway of the Calanques National Park, best explored on foot or by boat.

Local Amenities

Nearest Airport	Marseille Provence Airport (21km)
Nearest Train Station	Gare Aix TGV (10km)
Nearest Restaurant	In the local village (3km)
Nearest Supermarket	(4km)
Nearest Town/City	Aix En Provence (8km)
Nearest Beach	Plage de la Lave, Marseille (30km)
Nearest Golf	(6km)
Nearest Tennis	(6km)

## What we love

- Such a glorious sense of space across its garden with lawns, pétanque and the wonderful swimming pool.
- Relax beneath the shady trees as you spend time with family and friends on the decked terrace.
- The charm of Aix-en-Provence is only 8km away.
- Follow Cézanne's footsteps as you visit the idyllic villages around Mont Sainte Sainte-Victoire or venture to the gorgeous coastline near Marseille.

## What you should know...

- There is an air-conditioning system in the roof meaning that air-conditioning is featured in one bedroom and the rest of the house. Four bedrooms do not feature a/c.
- One of the bedrooms is located in a garden studio with its own kitchenette and private terrace.
- If staying with youngsters, take care on the staircase going up to the mezzanine TV lounge.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- 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.

# Terms & Conditions

- **Security deposit:** €1500 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:** 5.00 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:** Weddings, stag/hen parties and any special events are not allowed. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. 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. There is an air-conditioning system in the roof meaning that air-conditioning is featured in one bedroom and the rest of the house. Four bedrooms do not feature a/c. Cot and high chair can be provided free of charge, on request.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €200, payable locally. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not allowed.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, public liability and any accidental damage caused during their stay. A copy of this policy may be requested by the owner before arrival.
- **Minimum stay:** 7 nights. All other durations on request.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **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.