

# Villa Magnum

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 10

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## Overview

With mesmerising vistas of the Mediterranean from its upper terrace, this architect-designed villa will impress its guests in every way, close to Plage de l'Escalet and well located for reaching Pampelonne Beach and Saint-Tropez.

It is all about chic open-plan living on the upper floor with its stylish furnishings, contemporary kitchen-diner and floor-to-ceiling sliding windows opening out to the terrace with its adjustable cover for al-fresco dining and lounging and a magnificent sea view over the tree-tops.

Villa Magnum sleeps 10 guests across its five bedrooms including the top-floor master bedroom with a king-size double, open-plan bathroom and private terrace facing the sea. The pool level below is home to four further doubles with queen-size beds and en suite shower rooms, all with doors leading to the poolside garden and terrace with sun loungers.

A few steps away is the 18m long pool, ideal for serious swimming or just cooling off from the summer sun. More stairs lead down to the lower garden level where a summer kitchen and dining area overlook the pétanque court.

Drive down to the pretty bay at Plage de l'Escalet, a lovely spot for snorkelling in the crystal-clear sea. Discover wonderful coastal hiking paths from here or just soak up the vibrant ambience as French families gather on the beach in the height of the summer.

Dine out in nearby Ramatuelle around 6km away, a picture-perfect hilltop village with markets, art galleries, café terraces and glorious views of the coast below. For a contrasting experience, pre-book one of the exclusive beach clubs on Plage de Pampelonne around 8km away or continue to Saint-Tropez to explore its enchanting old



quarter and impressive marina, one of the French Riviera's most famous destinations.

## Facilities

Coffee Machine • TV • Boat Trips • Scuba Diving • Wine Tasting • Go-Karting • Sailing • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Walking/Hiking Paths • Villa • Watersports • Horse Riding • Wow Factor • Cots (Cribs) • Private Pool • Beach Nearby • Maid Service Available • Modern • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Water park • Forest park/High-rope course • On-Site Concierge • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Safety Deposit Box • All Bedrooms En-Suite • Outdoor Games • Table Football • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (330m2)

### Upper Floor

- Open-plan lounge, dining area and kitchen with doors sliding open to upper terrace
- Master bedroom 1 with king-size double bed (180cm), safe, French TV, upper terrace and bathroom with bath, shower and dressing room

### Lower Floor

- Master bedroom 2 with queen-size double bed (160cm), safe, French TV, terrace access and bathroom with shower, sink and WC
- Bedroom 3 with queen-size double bed (160cm), safe, French TV, terrace access and bathroom with shower and WC
- Bedroom 4 with queen-size double bed (160cm, safe, French TV, terrace access and bathroom with shower and WC
- Bedroom 5 with queen-size double bed (160cm), safe, French TV, terrace access and bathroom with shower and WC

*Some bath/shower rooms are open-plan to the bedrooms*

## Outside Grounds (1900m2)

- Heated swimming pool (18x3m) with safety alarm
- Poolside sun loungers
- Outdoor lounge
- Covered terrace (adjustable)
- Al-fresco dining area and outdoor lounge
- Barbecue
- Lower al-fresco dining area
- Pétanque court
- Terraced grounds (with open-sided steps)

## Other Facilities

- Lighting control
- Security alarm system
- Laundry room
- Table football
- Punchbag



## Location & Local Information

This stunning architect-designed villa is perched above the French Riviera coastline around 2km from Plage de l'Escalet. Here you are well located for visiting Ramatuelle and the iconic Pampelonne Beach whilst Saint-Tropez is only 13km away.

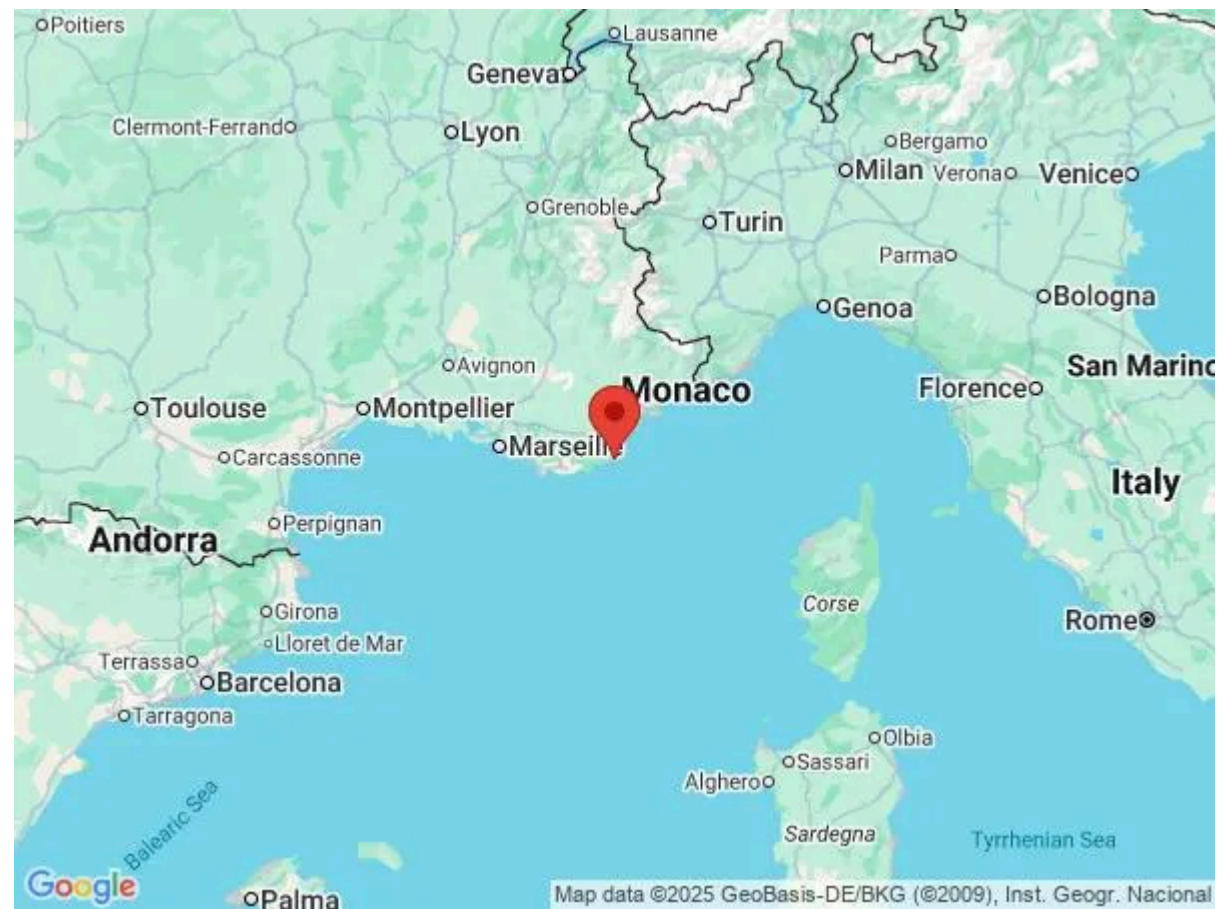
The nearest airports for commercial airlines are Toulon Hyères (59km) and Nice (119km) whilst private planes can arrive at Saint-Tropez's international airport near La Môle (24km). The nearest main train station is Les Arcs-Draguignan (50km) with arrivals from Paris, Toulon, Nice and Marseille.

Plage de l'Escalet (2km) is a pretty little bay with clear water ideal for snorkelling and swimming – there are also seasonal canoeing opportunities and fantastic coastal hiking paths. Head there early in July and August as it's a popular part of the coastline. There is usually a kiosk for drinks and snacks open in the height of the summer, otherwise the nearest supermarket is just over five minutes by car.

Restaurants can be found in the charming hilltop village of Ramatuelle (6km). It is such a lovely village to spend time in – explore its flower-filled lanes and admire glorious views of the coast below. Visit the bustling little market on a Thursday and Sunday morning as well as the village's *marché nocturne* on Wednesday evenings in July and August. Furthermore, a jazz festival takes place in June and there are other vibrant festivities during the year.

The southern end of Plage de Pampelonne (6.5km) is just over a 10-minute drive away, summer traffic dependent. This long stretch of sandy beach attracts visitors from across the world for its fantastic watersports and exclusive beach clubs including Le Club 55 (9km) and Nikki Beach Saint-Tropez (8km).

Further north is Saint-Tropez (13km), a wonderful day out with its old quarter, impressive marina, boutiques, bars and high-end restaurants as well as the authentic twice-





weekly market on Place des Lices. There are boat excursions and passenger ferries from the marina or, for a truly amazing experience, charter a yacht for a day out touring the French Riviera.

Other villages not to be missed include La Croix Valmer (13km) with its vineyards, close to the picture-perfect beaches of Plage de Gigaro and Plage de Sylvabelle. In the other direction is hilltop Gassin (13km), classified as one of France's official '*Plus Beaux Villages*', and flower-filled Grimaud (19km) on the edge of the Maures hills and forest.

Local Amenities

Nearest Airport	Toulon Hyères (59km)
Nearest Airport 2	Nice Côte d'Azur (119km)
Nearest Village	Ramatuelle (6km)
Nearest Town	Saint-Tropez (13km)
Nearest Restaurant	Ramatuelle (6km)
Nearest Supermarket	 (3.5km)
Nearest Beach	Plage de l'Escalet (2km)
Nearest Golf	Golf Club Saint-Tropez (12km)
Nearest Tennis	Tennis & Padel Ramatuelle (5km)

## What we love

- A stunning villa showcasing contemporary design with a stylish vibe.
- Gaze at the Mediterranean vistas as you relax on the upper terrace, then swim in the 18m long heated swimming pool below.
- Plage de l'Escalet, a pretty bay with clear water and coastal hiking paths, is 2km away.
- You are also well located for the exclusive beach clubs and summer watersports of Plage de Pampelonne.
- Other wonderful places to visit include Saint-Tropez, La Croix Valmer and the historic hilltop villages of Ramatuelle and Gassin.

## What you should know...

- Guests need to be able to manage the many steps and terraced grounds – children will need to be supervised.
- Some of the bedrooms have open-plan bathrooms and one doesn't have a WC.
- 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:** €10000 paid via bank transfer to the owner one month before 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:** Cot and high chair are available for hire at a cost of €50 per week, payable locally. 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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. €1000, payable in advance by bank transfer to the owner. This is for a standard changeover clean. Guests should be respectful of the property and leave the accommodation in a clean and tidy condition. 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.
- **Pool heating charge?:** Included during high season - extra cost during all other periods. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax to be paid in advance to owner by bank transfer. (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.