Villa Royere

Region: Provence-Alpes **Sleeps:** 10

Overview

This traditional Luberon mas dates back to the 18th century and is surrounded by olive groves and vineyards – the views are especially lovely from the swimming pool. It's great to be able to follow the footpath behind the farmhouse to the restaurants, bakery and *épicerie* of nearby Oppède whilst you are less than a 10-minute drive from Ménerbes, classified as one of France's '*Plus Beaux Villages'*.

There are glorious views in every direction from this charming holiday home – with east, west and south-facing terraces, there is always somewhere to sit out in the sun or seek the shade. We particularly love the pergola on the upper level of the garden overlooking the swimming pool and vines beyond, such a picturesque spot for al-fresco dining.

Inside, the house has been sensitively restored and still retains so much character. The upper level is home to the lounge, kitchen and dining area with doors leading out to the pergola and terrace. High ceilings and great wood beams contrast a mix of modern and classic furnishings whilst the contemporary kitchen is impressive. There are two en suite bedrooms on this level – one with a four-poster double bed, the other a pretty twin.

On the lower level you will find two further bedrooms (a double and twin) sharing a bathroom. The fifth bedroom is quite unique with its own independent entrance from the courtyard. Sleep beneath the vaulted ceiling of this double bedroom and admire the marble bathroom dating back to the 1930s. Out in the courtyard, sit back for an apéritif on a warm summers evening, lovingly prepared in the handy little kitchen here.

The house is located just off the road connecting









Ménerbes and Cavaillon, meaning easy access to so many gems of the Luberon. Follow Peter Mayle's footsteps in Ménerbes, the village he so loved, and dine out on a restaurant terrace overlooking orchards and vines so typical of this part of Provence. Step back in time as you stroll through Oppède le Vieux, then soak up the historic charm of other iconic perched villages such as Gordes, Roussillon and Bonnieux.

Follow walking, hiking and cycling routes passing poppy fields, lavender, cherry trees and endless vines. Indeed, there are so many wine-tasting opportunities across the Luberon and beyond as well as lovely markets and high-end restaurants (some with Michelin stars) – just some of the many wonderful experiences of Provence.

Facilities

Villa • Horse Riding • Exclusive • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Ideal for Kids • EV Charger • Private Pool • Wine Tasting • Recommended • Fishing • Air-Con • Golf Nearby • France250 • Pets on Request • Has Discount • Has Offer • Special Offer • Cots (Cribs) • Heated Pool • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Bicycles Provided • High Chair(s)

Interior & Grounds

The two bedrooms with single beds can be arranged as singles (90x200cm) or one large double (180x200cm) - please specify your preference prior to arrival

Mas Interiors

Main Upper Level

- Living room with fireplace and doors leading to east-facing terrace and swimming pool
- Kitchen, fully-equipped
- Dining area with Provençal fireplace
- Bedroom with queen-size double bed (160x200cm), air-conditioning and bathroom with bath, bidet, sink and WC
- Bedroom with two single beds (90x200cm each) and bathroom with shower, sink, bidet and WC

Lower Level (all rooms with AC)

- Bedroom with queen-size double bed (160x200cm)
- Bedroom with two single beds (90x200cm each), air-conditioning, sink and WC
- Bathroom with shower and WC

Courtyard Annexed Bedroom

- Vaulted bedroom (independent access) with queen-size double bed (160x200cm) and marble bathroom with bath, shower, bidet, sink and WC

Outside Grounds

- Swimming pool (10x4m). Can be heated (for a supplement) in May and September
- Al-fresco dining pergola overlooking pool
- Barbecue with electric grill/plancha
- Lower-level courtyard with stone walls and leading to separate kitchen
- Various terraces, some partly covered (east, west and south-facing)
- Boules court
- Table tennis
- Large garden area
- Mountain bikes available
- 5 acres of grounds (unenclosed) with working vineyard and olive trees

Other Facilities

- Air-conditioning in the lower level bedrooms
- Laundry facilities
- Electric vehicle charger - 7kw/h with additional cost of €100 per week per car









Location & Local Information

Villa Royere is in the Luberon region of Provence, a very short drive from Ménerbes, Oppède le Vieux and Coustellet. Arrive by plane into Avignon, Marseille or Nimes Airport or take the fast train from Paris to Gare d'Avignon TGV (37km) in just 2 hours 40 minutes.

Within 5 acres of grounds with vineyards and olive trees, the house is set off the road between Cavaillon and Ménerbes. A footpath behind the farmhouse leads to the 'newer' part of Oppède in about 15 minutes with its bakery, *épicerie*, tennis courts and a couple of restaurants (or it's just a 5-minute drive/bike ride). There are even more food shops in Coustellet (5km) including two supermarkets and a lovely Sunday morning Farmer's market.

When it comes to exploring the Luberon, start off in hilltop Ménerbes (4km), officially classified as one of France's '*Plus Beaux Villages*' and so loved in Peter Mayle's 'A Year in Provence'. Come across charming little shops along the narrow lanes and restaurants with terraces with incredible views overlooking orchards and vines. The pretty market takes place on a Thursday morning.

The perched village of Oppède le Vieux (4.5km) is another gem of the area – it's like a step back in time as you explore the medieval lanes and admire stunning vistas of the surrounding landscapes. There are some great walks and hikes from the village.

Other iconic hilltop villages across the Luberon include Gordes (10km), Lacoste (11km) and Bonnieux (15km), all with so much historic charm and beauty. Elsewhere, taste the cherries from Saint-Saturnin-lès-Apt, the melons of Cavaillon, the lavender ice-cream of Roussillon and experience the Saturday morning market in Apt. Not to mention a wealth of high-end restaurants including Michelin starred establishments in places such as Lourmarin, Cucuron and Ansouis.

There are of course wonderful walking trails, cycling routes, horse-riding as well as canoeing and kayaking along the Durance and Sorgue rivers. Beyond the Luberon, seek out antiques in L'Isle-sur-la-Sorgue (15km), visit the evening Farmer's market in Velleron (22km), discover the fountains of Pernes-les-Fontaines (24km), the cycling routes of Mont Ventoux from Bédoin (42km) and the UNESCO World Heritage sites of Avignon (35km).









Local Amenities

Nearest Airport	**Avignon Airport (26km)**
Nearest Airport 2	**Marseille Airport (65km)**
Nearest Airport 3	**Nimes Airport (79km)**
Nearest Train Station	**Gare de Cavaillon/Avignon TGV (11km/37km)**

Nearest Village	**Oppède (1.5km)**
Nearest Restaurant	**Oppède (1.5km)**
Nearest Shop	**Bakery and grocery store in village (1.5km)**
Nearest Supermarket	**Aldi or Super U et Drive, Coustellet (4km)**
Nearest Town	**Cavaillon (11km)**
Nearest Golf	**Golf de Saumane (14km)**
Nearest Tennis	**Oppède (1.5km)**
Nearest City	**Avignon (35km)**

What we love

- Surrounded by vines and olive trees, the views from the swimming pool are wonderful
- There are several terraces dotted around the farmhouse for al-fresco dining or relaxation
- We love that the courtyard has its own little kitchen, perfect for preparing early evening apéritifs
- The vaulted bedroom features historic ceilings and a marble bathroom dating back to the early 20th century
- It's lovely to be able to walk to the bakery, épicerie and a couple of restaurants in nearby Oppède
- Such a fantastic base in the Luberon – Ménerbes and Oppède le Vieux are only 4km away

What you should know...

- There are four bedrooms in the main part of the house and one vaulted bedroom and marble bathroom with its own independent access via the courtyard (on the lower level).
- The grounds surrounding the house are across two levels - the courtyard is on the lower level whilst the swimming pool is on the upper level.
- The swimming pool can be heated (for a supplement) in May and September - please see the "T&Cs" for further details.
- It is possible to book for 4 guests (2 rooms only) in April and May, and end-August to mid-December - please enquire for a quote.

Terms & Conditions

- **Security deposit:** €800 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. Except for use of the Electric Vehicle Charger - additional €100 per week per car.

- **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. Cot and highchair available on request.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Other Cleaning:** Mid-stay clean included (and weekend cleaning if staying multiple weeks)

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights. All other durations on request.

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

- **Pool heating charge?:** Pool heating available in May and September for an additional €150/week, payable to Oliver's Travels at the time of balance payment. 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.