

# Villa Calme

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

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## Overview

With its elegant interiors, beautiful garden and swimming pool, this air-conditioned French Riviera villa epitomises stylish living just a short walk from the heart of Saint-Tropez.

There's an air of Côte d'Azur sophistication across the open-plan living area with chic furnishings and eye-catching prints whilst the kitchen is just the right size for preparing delicious breakfasts and leisurely meals to enjoy on the terrace. Four sumptuous bedrooms await, each with their own en suite bathroom, decorated with subtle colours and pretty fabrics that add to the calming ambience of this single-storey Saint-Tropez holiday home.

From the living room, doors slide open to a gorgeous patio for al-fresco dining and relaxation or simply perch on the stools with an apéritif in hand as you admire the intimate garden through the archway. The swimming pool has been sensitively designed to blend in to its environment, perfect for cooling off after a day wandering around Saint-Tropez. Sit on the bench beneath the pergola, accompanied by the sound of trickling water, and admire the verdant plants in the immaculate grounds.

It's less than a 10-minute stroll into Saint-Tropez, one of France's most desirable destinations with its characterful old quarter, colourful houses and twice-weekly Provençal market juxtaposing high-end boutiques, upmarket restaurants and luxurious yachts in the harbour. The joy of Saint-Tropez means you are able to experience both the charm and glamour of the French Riviera.

Beyond the town centre, drive to Plage de Pampelonne for exclusive beach clubs and watersports, visit wine châteaux and vineyards near Gassin and La Croix Valmer, tour the pretty canals of Port Grimaud by boat and take a



ferry across the bay towards Sainte-Maxime. Not to mention the flower-filled lanes of Ramatuelle and Grimaud with the most glorious far-reaching vistas of Saint-Tropez bay.

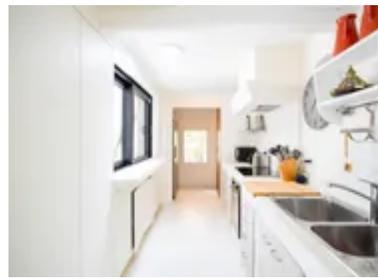
## Facilities

Boat Trips • Private Pool • Walk to Village • Walking/Hiking Paths • Horse Riding • Wine Tasting • Watersports • Historical Sites • Fishing • Air-Con • Golf Nearby • Tennis Nearby • Cycling • Sailing • Villa • Go-Karting • Scuba Diving • Special Offer • Wow Factor • Cots (Cribs) • Has Discount • Walk to Beach • Heated Pool • Instagrammable • All Bedrooms En-Suite • Beach Nearby • Modern • Ground Floor Bed & Bath • <1hr to Airport • Pool Safety Feature • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Garage • Microwave • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Water park • Forest park/High-rope course • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors (166m<sup>2</sup>, single storey)

- Open-plan lounge and dining area with sofas, fireplace, TV, dining table and office corner. Doors slide open to covered patio with dining and lounge area
- Kitchen, well-equipped
- Laundry room
- 4 x bedrooms and en suite bathroom



## Outside Grounds (426m<sup>2</sup> plot)

- Heated swimming pool (5x3m) with safety alarm
- Covered patio with dining table, lounge area and bar stools
- Barbecue
- Shaded poolside pergola with bench
- Parking

## Other Facilities

- Surveillance system



## Location & Local Information

Villa Calme is located in a residential area of Saint-Tropez less than a 10-minute walk from the historic centre of one of the French Riviera's most desirable destinations.

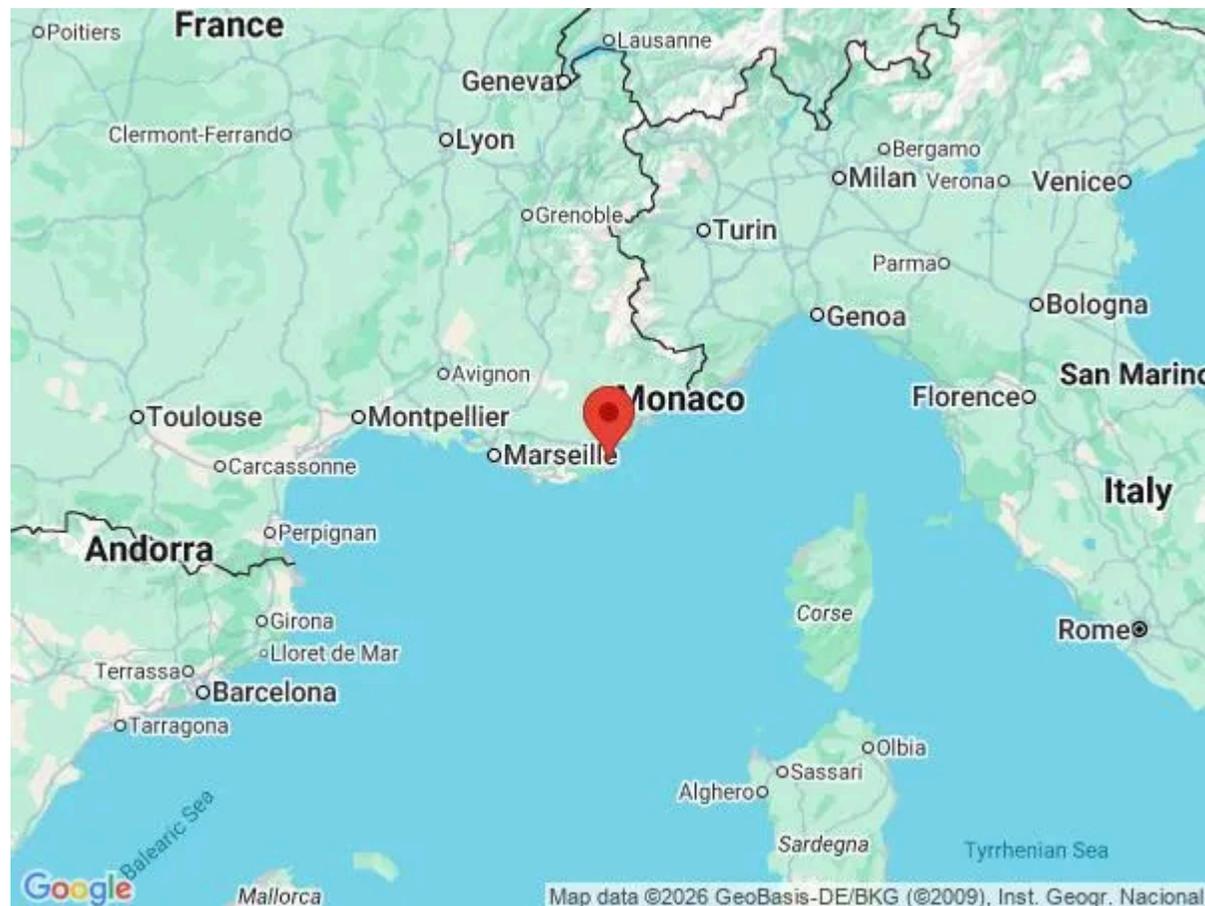
Saint-Tropez is home to a variety of restaurants from traditional bistros to high-end establishments - advanced reservations are often necessary, especially in the summer months. Stock up on groceries in one of the town's small supermarkets or drive to the area around Port Cogolin for larger hypermarkets. The twice-weekly Provençal market at Place des Lices (600m) is a wonderful way to treat yourselves to seasonal produce and regional delights.

Potter around Saint Tropez's narrow lanes coming across pretty squares and fountains, café terraces, glamorous boutiques and the bustling harbour with luxurious yachts. Experience both the glitzy vibe of the town as well as the historic charm – look out for colourful houses lining the waterfront of this former fishing village and the baroque-style church in the old quarter. Climb to the top of the historic citadel for stunning views of Saint-Tropez Bay.

Ferries depart Saint-Tropez's harbour towards Port Grimaud and Sainte-Maxime, both lovely days out, or venture further afield along the coast. Boat excursions and sight-seeing tours are a great to appreciate the beauty of the French Riviera from the sea.

Whilst there are a couple of small town beaches near Saint-Tropez, the best stretch of coastline is Plage de Pampelonne (6km) with a wide range of summer watersports as well as exclusive beach clubs such as Nikki Beach and Le Club 55.

Other activities include golf near Saint-Tropez, Beauvallon and Sainte-Maxime, the Polo Resort & Country Club De Saint-Tropez, wine-tastings at châteaux and vineyards near Gassin or La Croix Valmer, as well as walking, hiking, cycling and horse-riding opportunities by the coast and across the Côte d'Azur hinterland.



For a change of scene, drive to the trio of picture-perfect villages near Saint-Tropez – Ramatuelle, Gassin and Grimaud - for flower-filled lanes, excellent restaurants and the most beautiful views of the bay.

## Local Amenities

Nearest Airport	<b>Saint-Tropez Airport, La Môle - private arrivals (17km)</b>
Nearest Airport 2	<b>Toulon Hyères Airport (53km)</b>
Nearest Airport 3	<b>Nice Côte d'Azur Airport (105km)</b>
Nearest Train Station	<b>Saint-Raphaël Valescure/Les Arcs-Draguignan (38km/42km)</b>
Nearest Restaurant	<b>Saint-Tropez - Place des Lices (Around 600m)</b>
Nearest Supermarket	<b>Monoprix/Utile (Within 750m)</b>
Nearest Beach	<b>Plage de Bouillabaisse (1.5km)</b>
Nearest Tennis	<b>Tennis Club Saint-Tropez (1.5km)</b>
Nearest Golf	<b>Golf Club Saint-Tropez (7km)</b>

## What we love

- It's wonderful to be able to stroll to the heart of Saint-Tropez in less than ten minutes.
- The calming interiors exude elegance with stylish décor and subtle tones.
- The arched terrace is such a beautiful spot for al-fresco meals and outdoor relaxation.
- Set in an intimate garden, the heated swimming pool perfectly blends in with its verdant surroundings.
- Spend time at Plage de Pampelonne with its sandy shores, exclusive beach clubs and summer watersports.

## 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:** €5000 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:** 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. Weddings, stag/hen parties and any special events are not allowed. A cot and high chair available on request for an additional €50 per week.
- **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?:** Pool can be heated in winter upon request for an additional cost, please enquire. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable in advance via bank transfer to the owner (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.