

Villa Kermit

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

Overview

Surrounded by vineyards and close to the medieval village of Gassin, this high-end villa has been beautifully designed with contemporary furnishings, set in vast gardens with idyllic terraces and a glorious heated swimming pool.

This air-conditioned villa exudes Saint-Tropez luxury alongside a sense of authentic French Riviera charm, perfectly illustrated by its light-filled living room with its high wood-beamed ceiling, chic sofas and objets d'art. Doors slide open to a pretty garden terrace with outdoor seating. There is an equally impressive kitchen-diner with French doors leading to a dining terrace for al-fresco Provençal feasts accompanied by rosé from neighbouring wine châteaux.

All four bedrooms feature elegant décor, gorgeous fabrics and spacious en suite bathrooms with decadent bath tubs and/or walk-in showers, scattered across various wings of the house allowing guests to seek privacy if required. Meanwhile there are so many places to gather across the gardens around the house and the heated swimming pool is stunning with its large poolside terrace and sun beds.

Olive trees, cypresses and vines add to the Provençal ambience of this luxurious villa only 1.5km from hilltop Gassin, classified as one of France's '*Plus Beaux Villages*'. You are also well located for vineyards and wine châteaux – tour the iconic Château Minuty where grapes are harvested by hand or venture a little further towards the wineries of La Croix Palmer, not far from the picture-perfect beaches of Gigaro and Sylvabelle.

Saint-Tropez is merely 8km by car, one of the Côte d'Azur's most glamorous destinations, or head towards Plage de Pampelonne for exclusive beach clubs and summer watersports. Discover the flower-filled villages of



Grimaud and Ramatuelle, tour the canals of Port Grimaud by boat or experience the family-friendly seaside towns of Sainte-Maxime and Cavalaire-sur-Mer.

Away from the hustle and bustle of the coast, return to Villa Kermit to embrace the verdant surroundings and stylish interiors of this fine French Riviera residence near Gassin.

Facilities

Wine Tasting • Cycling • Go-Karting • Tennis Nearby • Scuba Diving • TV • Boat Trips • Walking/Hiking Paths • Historical Sites • Villa • Fishing • Air-Con • Golf Nearby • Washing Machine • Wi-Fi/Internet • Horse Riding • Watersports • Wow Factor • Rural Location • Cots (Cribs) • Private Pool • Instagrammable • Amusement park • Water park • Forest park/High-rope course • Pool Safety Feature • Heated Pool • Pets on Request • <1hr to Airport • All Bedrooms En-Suite • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors (300m2, three levels including steep/spiral stairs)

Main Level

- Living room with large sofas, TV and doors sliding open to garden terrace with outdoor lounge
- Kitchen-diner, well-equipped with French doors opening out to garden
- 2 x bedrooms (independent access) with double bed and en suite bathroom with bath tub and shower

Upstairs Mezzanine Level (via open-tread spiral staircase from living room)

- Bedroom with double bed and open en suite bathroom with bath tub and shower

Lower Garden Level (via narrow stairs)

- Bedroom with double bed and en suite bathroom with walk-in shower

Outside Grounds (5500m2)

- Heated swimming pool (15.5x7m) with safety alarm
- Poolside terrace with sun loungers
- Various outdoor terraces for al-fresco dining and/or relaxation
- Barbecue
- Gardens and grounds (with some terraced levels and steps)
- Parking

Other Facilities

- Surveillance system
- Laundry facilities



Location & Local Information

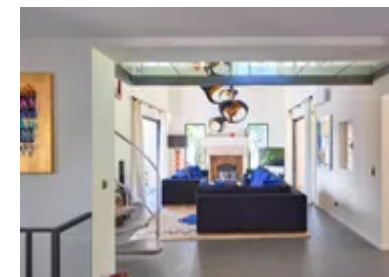
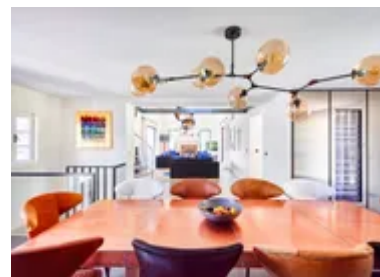
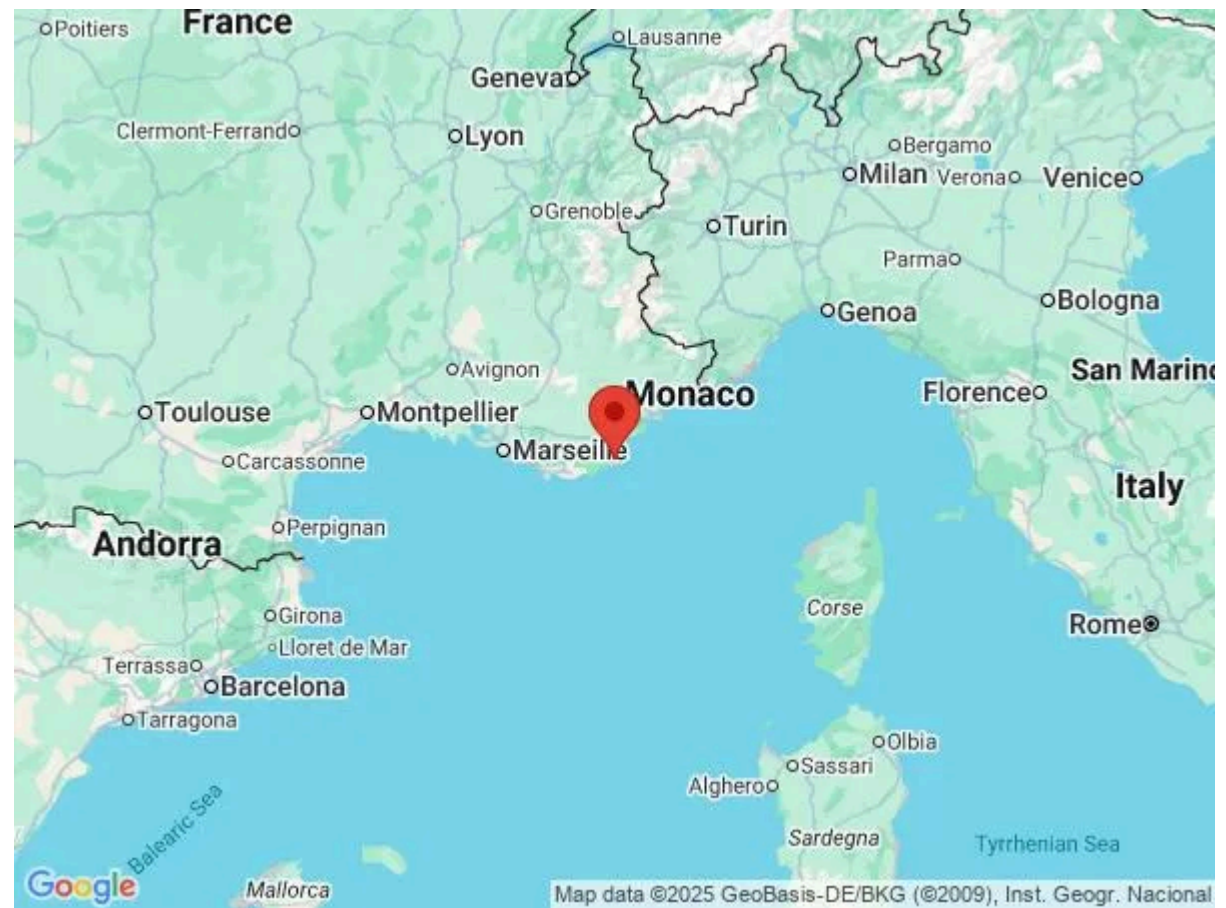
Just outside the hilltop village of Gassin, this stunning villa is set beautiful grounds close to some of the finest vineyards of this part of the Côte d'Azur and only a 15-minute drive from Saint-Tropez.

It's 1.5km to the heart of Gassin, classified as one of France's *'Plus Beaux Villages'*. This medieval village is gorgeous with its winding lanes, old stone houses and fortified tower dating back centuries – the village is said to be home to the narrowest lane in the world. There are stunning views towards Saint-Tropez bay and the Mediterranean from its perched setting, around 200m above sea level.

You are also well located for visiting Saint-Tropez's vineyards close to Gassin - Château Minuty is less than 2km away with another wine château even closer – tours and tastings can be arranged (book ahead). Furthermore, La Croix-Valmer (5km) is fine area for wine-tasting, just a 10-minute drive away.

If you beat the summer traffic, you could find yourself in Saint-Tropez (8km) within 15 minutes. One of southern France's most popular destinations, explore its narrow lanes with boutiques, café-bars and high-end restaurants. The old quarter is especially charming and the twice-weekly Provençal market on Place des Lices is not to be missed. After strolling along its famous harbourfront, hop on a chartered yacht for a wonderful day out touring the bay or look out for several summer boat excursions and ferries from the marina.

Saint-Tropez's iconic Plage de Pampelonne (12km) is a highlight of this region, a long sandy beach famed for its summer watersports and exclusive beach clubs (Le Club 55 and Nikki Beach, for example). Further fantastic beaches nearby include Plage de Sylvabelle (8km) and Plage de Gigaro (10km) along the idyllic La Croix Valmer coastline and the family-friendly beach at Cavalaire-sur-Mer (9km) with plenty of family-friendly activities close by.



In the other direction, take a boat tour around Port Grimaud (7.5km) with its colourful houses, little canals, bridges and weekly night market in July and August. In the hills behind the bay, flower-filled Grimaud (11.5km) is another delightful village to discover, as is hilltop Ramatuelle (6.5km) perched above Pampelonne Beach, both with yet more stunning views.

Local Amenities

Nearest Airport	Saint-Tropez Airport, La Môle - private arrivals (15km)
Nearest Airport 2	Toulon Hyères Airport (50km)
Nearest Airport 3	Nice Airport (104km)
Nearest Train Station	Saint-Raphaël Valescure/Les Arcs-Draguignan (38km/42km)
Nearest Village	Gassin (1.5km uphill)
Nearest Restaurant	Gassin (1.5km)
Nearest Supermarket	Auchan Hypermarché (6km)
Nearest Beach	Plage de Cogolin (5.5km)
Nearest Tennis	Tennis Club Saint-Tropez (7.5km)
Nearest Golf	Golf Club Saint-Tropez (4.5km)

What we love

- This beautifully designed villa near Gassin exudes Saint-Tropez luxury alongside authentic charm
- All four bedrooms are sumptuous with gorgeous fabrics and decadent en suite bathrooms
- Soak up your Provençal surroundings as you swim in the heated pool or relax on the terrace with a glass of local rosé
- You are close to Gassin's vineyards and wine châteaux for tours and tastings (Château Minuty is less than 2km away)
- Admire the glorious views from Gassin, one of France's '*Plus Beaux Villages*', only 1.5km away
- Spend time in Saint-Tropez and visit the iconic beach clubs of Plage de Pampelonne

What you should know...

- The bedrooms are across three levels - one of the beautiful doubles is reached via an open-tread spiral staircase (not suitable for youngsters) from the living room.
- 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:** Weddings, stag/hen parties and any special events are not allowed. Cot and high chair available on request at an additional charge of €50 per week. 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. Please note that bookings from November to April are on request only.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** €650 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Pool heating charge?:** Included during peak season. Extra charge on request 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 payable in advance 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.