

# Villa De Charme

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

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## Overview

Gaze out towards Saint-Tropez bay in the shade of the giant cedar tree on your beautiful sea-facing terrace. This elegant French Riviera abode is set within a gated *domaine* only 3km from the heart of Saint-Tropez, one of France's most desired destinations.

Villa De Charme sleeps up to 8 guests across its four inviting bedrooms, each one with its own bathroom. The dining room and spacious lounge have been stylishly decorated and French windows open out to the grand terrace for al-fresco dining and relaxation with those wonderful vistas. The contemporary kitchen is fully-equipped and there is another lovely spot to sit with a coffee beneath the wisteria-clad pergola.

Steps lead down to the impressive 12m long swimming pool, backed by palm trees and Mediterranean plants to add to the villa's French Riviera charm. You are also not far from the sea – just 1km away there's a little beach with a summer sailing school, or it's a 3km drive to the sandy shores of Plage de Cogolin.

Saint-Tropez offers experiences for everyone whether you wish to shop to your heart's content in boutiques, dine out in high-end restaurants, sip cocktails on a sunset cruise or simply embrace the historic charm of the former fishing village's. Beyond the town centre, you are well located for playing golf, watching polo and visiting the vineyards and wineries of Saint-Tropez.

Enjoy lunch in one of Plage de Pampelonne's exclusive beach clubs and partake in a wealth of watersports. Tour the pretty canals of Port Grimaud by boat and look out for the weekly night market in the height of the summer. For a change of scene, head to the hilltop villages of Gassin, Grimaud and Ramatuelle and fall in love with old houses, bougainvillea-filled lanes, excellent restaurants and yet more captivating vistas of Saint-Tropez bay.

## Facilities

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



# Interior & Grounds

## Villa Interiors (160m2)

- Lounge with fireplace, French windows leading to terrace with sea-view
- Dining room with French windows leading to terrace with sea-view
- Kitchen, fully-equipped
- 4 x bedrooms and bathrooms
- Linen room

## Outside Grounds (on 1800m2 plot)

- Heated swimming pool (14x6m) with safety alarm
- Poolside terrace with sun loungers and lounge
- Outdoor shower
- Al-fresco dining and lounge terrace
- Barbecue
- Terraced grounds (with steps)
- Home garage

## Other Facilities

- Surveillance system and alarm



# Location & Local Information

Only 3km from the heart of Saint-Tropez, Villa De Charme is set within a gated domaine and enjoys stunning views towards the glistening bay from its hillside setting.

Walking out of the domaine, you will find yourself on the coastal road leading to Saint-Tropez – within around 10 minutes on foot there is a small beach for a spot of swimming (note that there is no pavement along the main road). Alternatively, drive a little further to sandy Plage de Cogolin (3km) backed by pine trees.

It's wonderful to be just a short distance from Saint-Tropez (3km) – head off early to avoid the summer crowds. Stroll around the former fishing village's characterful lanes with boutiques, enjoy lunch in a harbourfront restaurant, potter around the old quarter accompanied by the sound of church bells, and embrace the vibrant ambience of the Provençal market that takes place on a Thursday and Saturday morning. As evening nears, soak up the glitz of one of southern France's glamorous destinations and perhaps enjoy a sunset cruise from the marina.

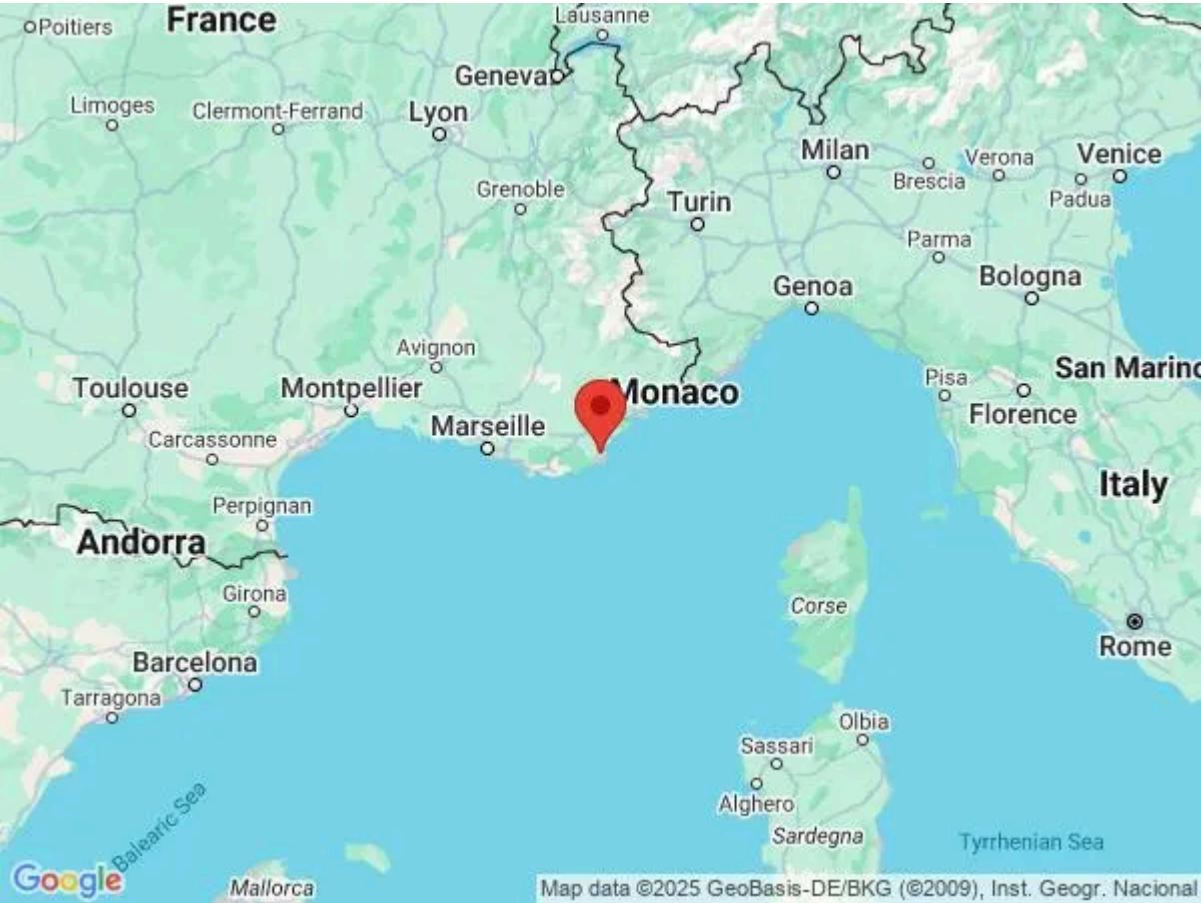
Indeed, there is a wide range of summer boat trips from luxury skippered yachts to whale and dolphin-watching excursions and ferries to other parts of the French Riviera. Beyond the historic town centre, drive to Plage de Pampelonne (7km), the iconic stretch of coastline so loved for its exclusive beach clubs (Le Club 55 and Nikki Beach, for example) and watersports.

The medieval hilltop village of Gassin (6km) is classified as one of France's 'Plus Beaux Villages' - fall in love with its picturesque narrow lanes, passageways and old stone houses. You are also well located for Golf Club Saint-Tropez (4.5km) and the Polo Resort & Country Club (4km). Meanwhile, there are wine-tasting opportunities at Saint-Tropez's vineyards and wine châteaux (close to Gassin).

Other picture-perfect villages include artistic Ramatuelle (9km) and flower-filled Grimaud (9km), both with excellent restaurants, pretty shops and glorious views of Saint-Tropez Bay. Port Grimaud is also worth visiting with its canals, bridges and colourful houses – enjoy a boat tour and look out for the charming Monday evening market in the height of the summer.

## Local Amenities

Nearest Airport	Saint-Tropez Airport, La Môle - private arrivals (15km)
Nearest Airport 2	Toulon Hyères Airport (50km)
Nearest Airport 3	Nice Airport (102km)
Nearest Train Station	Saint-Raphaël Valescure/Les Arcs-Draguignan (36km/40km)





Nearest Restaurant	In and around Saint-Tropez (Within 3km)
Nearest Town	Saint-Tropez (3km)
Nearest Supermarket	(3.5km)
Nearest Beach	Very small beach with sailing school (1km)
Nearest Golf	Golf Club Saint-Tropez (4.5km)
Nearest Tennis	Tennis Club Saint-Tropez (2.5km)

## What we love

- Enjoy al-fresco feasts on the pretty terrace with views towards Saint-Tropez bay
- Sip chilled rosé from nearby vineyards beneath the wisteria-clad pergola
- Cool off in the 12m long swimming pool set in the terraced gardens
- Within a gated domaine, it's only 1km to a little beach to dip your toes in the Mediterranean
- The heart of Saint-Tropez, one of France's most glamorous destinations, is only 3km away

## What you should know...

- Although there are bedrooms on the ground floor, guests do need to be able to manage steps down to the beautiful swimming pool.
- 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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. €600, 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 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.