

# Les Volets D'Aqua

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 16

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## Overview

This handsome villa with its characterful shutters, bougainvillea-clad terrace and attractive swimming pool is located between Saint-Tropez and Plage de Cogolin, a great base for exploring the Golfe de Saint-Tropez and beyond.

Across the main house and annexe, Les Volets D'Aqua sleeps up to 16 guests across its eight bedrooms and bathrooms. The newly renovated interiors are bright, comfortable and modern and many rooms feature windows opening out to various terraces across the three-storey air-conditioned holiday home.

The back of the house is raised so pretty French windows lead to a gorgeous covered terrace for al-fresco dining beside the traditional summer kitchen, then steps lead up to the heated swimming pool with elegant outdoor furnishings, parasols and sun loungers for relaxing in the shade and sun. The towering umbrella pines remind you of how close you are to the Mediterranean.

Indeed, Les Volets D'Aqua is set in a neighbourhood just metres from the main coastal road leading to Plage de Cogolin in one direction and Saint-Tropez in the other. Dip your toes in the sea at Plage de Cogolin, less than 2km away, as you gaze out towards the beautiful bay, then dine out in a beachside restaurant. From the neighbouring marina you can even catch summer ferries across to Saint-Tropez to avoid the high-season traffic.

The allure of Saint-Tropez is waiting to be experienced – wander around the former fishing village and soak up its French Riviera glamour and historic charm. Discover lovely shops, a twice-weekly Provençal market and a great range of restaurants from traditional brasseries to upmarket establishments. What's more, from whale-watching tours



to sunset cruises, boat excursions from Saint-Tropez's marina are a wonderful way to tour this part of the Côte d'Azur.

## Facilities

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

# Interior & Grounds

## Main Villa Interiors (200m2) and Annexe (28m2)

- TV lounge
- Open-plan kitchen, well-equipped
- Linen room
- 7 x bedrooms (two connecting) and private bathrooms
- 1 x bedroom (in external studio with independent access) and bathroom

*Some bathrooms are partially open-plan to the bedrooms*

## Outside Grounds (1500m2 plot)

- Heated swimming pool (10x5m) with safety alarm
- Poolside terrace with sun loungers and outdoor lounge
- Covered terrace for al-fresco dining
- Barbecue
- Pétanque
- Parking
- Terraced grounds (with steps and different levels)

## Other Facilities

- Security system



## Location & Local Information

Only 3.5km from central Saint-Tropez, Les Volets D'Aqua is located in a neighbourhood just metres from the main coastal road that connects Port Cogolin and Saint-Tropez.

In one direction, Plage de Cogolin is less than 2km away with its pretty sandy bay overlooking the Golfe de Saint-Tropez alongside a couple of beachside restaurants (as always, seasonal opening dates/times apply). Summer ferries depart from Marines de Cogolin towards Saint-Tropez, a great way to avoid the high-season traffic.

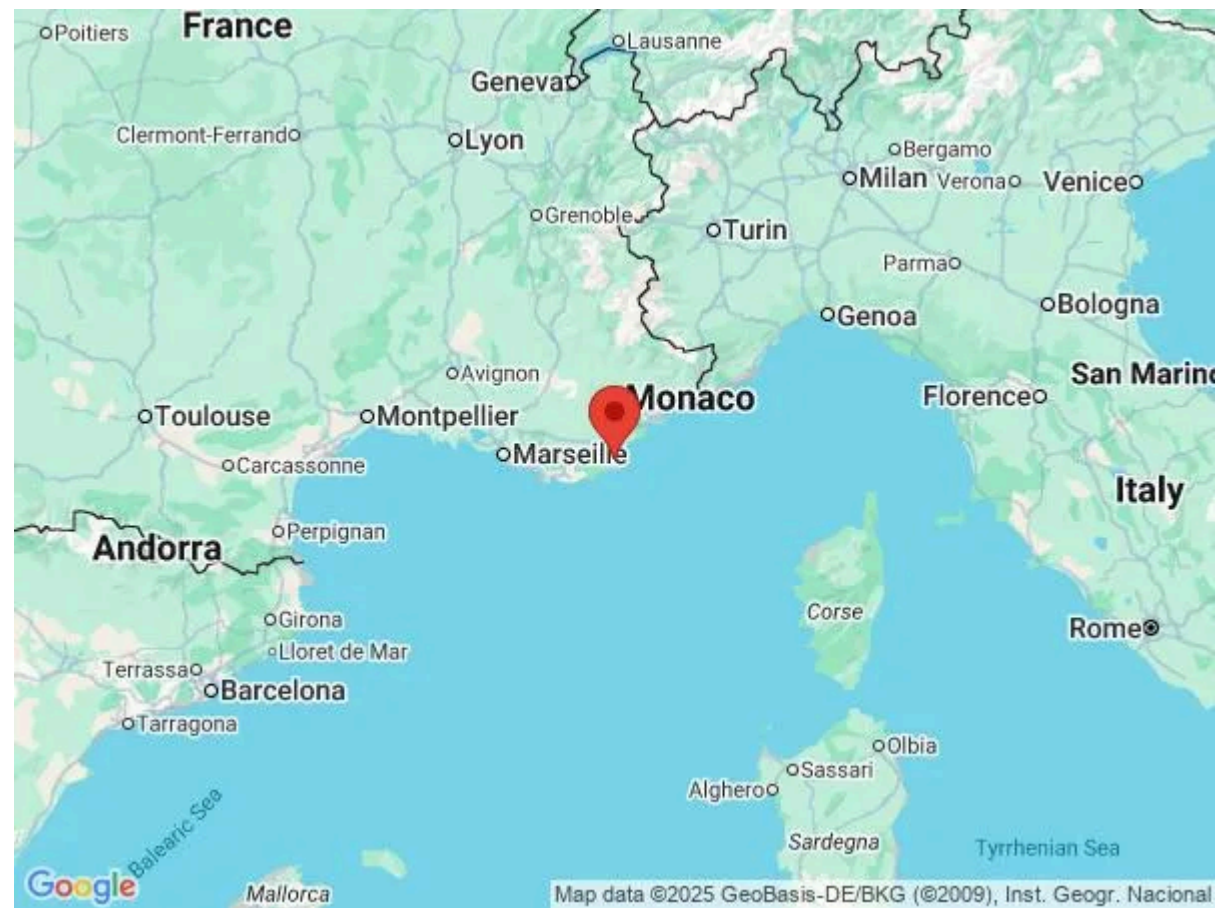
The heart of Saint-Tropez (3.5km) is in the other direction, one of France's most desired destinations so loved for its glamorous reputation and historic charm. As well as boutiques, art galleries and high-end restaurants, soak up the character of the former fishing village's old quarter and twice-weekly Provençal market at Place des Lices (4km).

South of Saint-Tropez, the town's iconic beach awaits with its exclusive beach clubs and watersports – Plage de Pampelonne is around 8km by car. It is also worth visiting the idyllic coastline close to La Croix Valmer (9km) and Cavalaire-sur-Mer (14km) or venture across the other side of the bay (by car or ferry) to family-friendly Sainte-Maxime (12km).

Closer to home, you are well located for Azur Park (an amusement park open on summer evenings), mini-golf, a choice of supermarkets and the picturesque town of Port Grimaud with its colourful houses, canals, bridges and weekly market (including a Monday evening night market in July and August). Plage de Grimaud (4.5km) is a popular choice for families with its sandy shores and watersports.

Meanwhile, golf lovers can choose between Golf Club Saint-Tropez (3.5km) and Beauvallon Golf Club (7km), both in glorious surroundings, whilst the iconic Polo Resort & Country Club De Saint-Tropez (3km) is also a short drive away.

The hilltop village of Grimaud (8.5km) is another gem of





this region, as is the perched village of Gassin (5km), both enjoying stunning views of the bay. En route to Gassin, pass beautiful landscapes of vineyards – tours and tastings can be arranged at nearby wineries including Château Minuty (3km). There are yet more wine-tasting opportunities around Plage de Pampelonne and La Croix Valmer.

## Local Amenities

Nearest Airport	<b>Saint-Tropez Airport La Môle - private arrivals only (13km)</b>
Nearest Airport 2	<b>Toulon Hyères Airport (49km)</b>
Nearest Airport 3	<b>Nice Airport (96km)</b>
Nearest Train Station	<b>Saint-Raphaël Valescure/Les Arcs-Draguignan (35km/39km)</b>
Nearest Town	<b>Saint-Tropez (3.5km)</b>
Nearest Restaurant	<b>Beachside restaurant - seasonal opening (2km)</b>
Nearest Beach	<b>Plage de Cogolin (2km)</b>
Nearest Supermarket	<b>Auchan Hypermarché Gassin (2.3km)</b>
Nearest Tennis	<b>Tennis Club Saint-Tropez (3.2km)</b>
Nearest Golf	<b>Golf Club Saint-Tropez (3.5km)</b>

## What we love

- Newly renovated, this handsome air-conditioned near Saint-Tropez villa is bright, modern and stylish
- Sit out on the beautiful terrace for al-fresco dining by the traditional summer kitchen
- There's ample space for relaxing around the swimming pool with its sun loungers, parasols and sofas
- Plage de Cogolin is less than 2km away with its beachside restaurant and idyllic bay views
- You can reach the heart of Saint-Tropez in 3.5km or consider taking the ferry from Marines de Cogolin to beat the summer traffic

## What you should know...

- Les Volets D'Aqua features the main house (200m2) and annexe (28m2).
- Guests do need to be able to manage steps across the house and beautiful grounds with its different levels.
- 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 only at an additional cost 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 booking from November to April are on request only - please enquire for more details.
- **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 peak season, extra cost 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.