

Villa Sable

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

Overview

With its pretty white shutters and idyllic sea views, this beachfront holiday home enjoys a beautiful setting with direct access to a sheltered bay and highly regarded restaurant overlooking the Mediterranean, only 10km from the heart of Saint-Tropez.

Be mesmerised by the vistas of the sea from the light-filled lounge and dining area with three sets of French windows opening out to the upper terrace. The air-conditioned interiors are chic and charming with cool tiled floors and subtle tones creating a calming ambience. Outside, dine by the barbecue or sit with a glass of local rosé as you gaze out towards the glistening Mediterranean.

Outdoor steps curve down to the decked garden terrace for more al-fresco dining and relaxation. On this level there are four bedrooms – a master en suite double and three bedrooms (two doubles, one twin) sharing a bathroom and shower room. Bedrooms are simply but attractively furnished and feature air-conditioning – the three double bedrooms have doors opening to the garden terrace.

Relax on the sun loungers by the olive tree, then step out to a little path leading down to a picturesque bay. This is such a gorgeous spot and the water is usually ideal for snorkelling. There is a seasonal beachside restaurant specialising in *bouillabaisse* and other seafood dishes.

Guests also have access to the domaine's tennis courts and shared swimming pool. Meanwhile, keen hikers can follow the coastal path for more spectacular scenery – reach a couple of tiny coves or venture towards Cap Camarat's lighthouse.

The southern end of Plage de Pampelonne is a short



distance away or drive slightly north towards Nikki Beach and Le Club 55, two of Pampelonne Beach's exclusive restaurants. Furthermore, discover a fantastic range of watersports along one of France's most iconic beach.

Meanwhile, potter around the flower-filled lanes of hilltop Ramatuelle, visit the vineyards and wine châteaux near the perched village of Gassin, then soak up the glamour and historic charm of Saint-Tropez before returning to the privileged setting of your beachside getaway.

Facilities

Wi-Fi/Internet • Beachfront • Go-Karting • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Scuba Diving • Walking/Hiking Paths • Boat Trips • Seaview • Walk to Beach • Villa • Wine Tasting • Fishing • Air-Con • Golf Nearby • Tennis Court • Wow Factor • Shared Pool • Cots (Cribs) • Beach Nearby • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

House Interiors (160m²)

Upper Floor (split level)

- Lounge with fireplace, TV and two sets of French windows opening to upper terrace
- Open-plan dining area with French windows opening to upper terrace
- Small kitchen

Garden Level

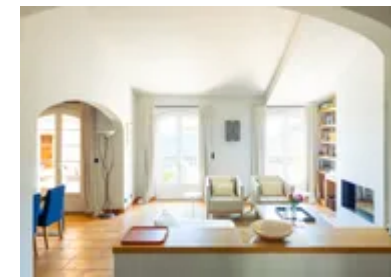
- Master bedroom with double bed, terrace access and en suite bathroom
- 2 x bedrooms with double bed and terrace access
- Bedroom with twin beds
- Bathroom with bath and two sinks
- Shower room with shower and sink

House's Outside Grounds (500m² plot)

- Upper terrace with al-fresco dining area and barbecue
- Lower terrace (via staircase from upper terrace) with outdoor lounge and dining area
- Small unenclosed garden with sun loungers
- Direct access to beach (via path/steps to beach below)

Domaine's Outside Grounds (around 200m away)

- Shared heated swimming pool
- Access to shared tennis courts



Location & Local Information

Villa Sand enjoys a privileged setting with direct access to a pretty bay, only a short drive/walk from the southern end of Plage de Pampelonne and 10km from the heart of Saint-Tropez.

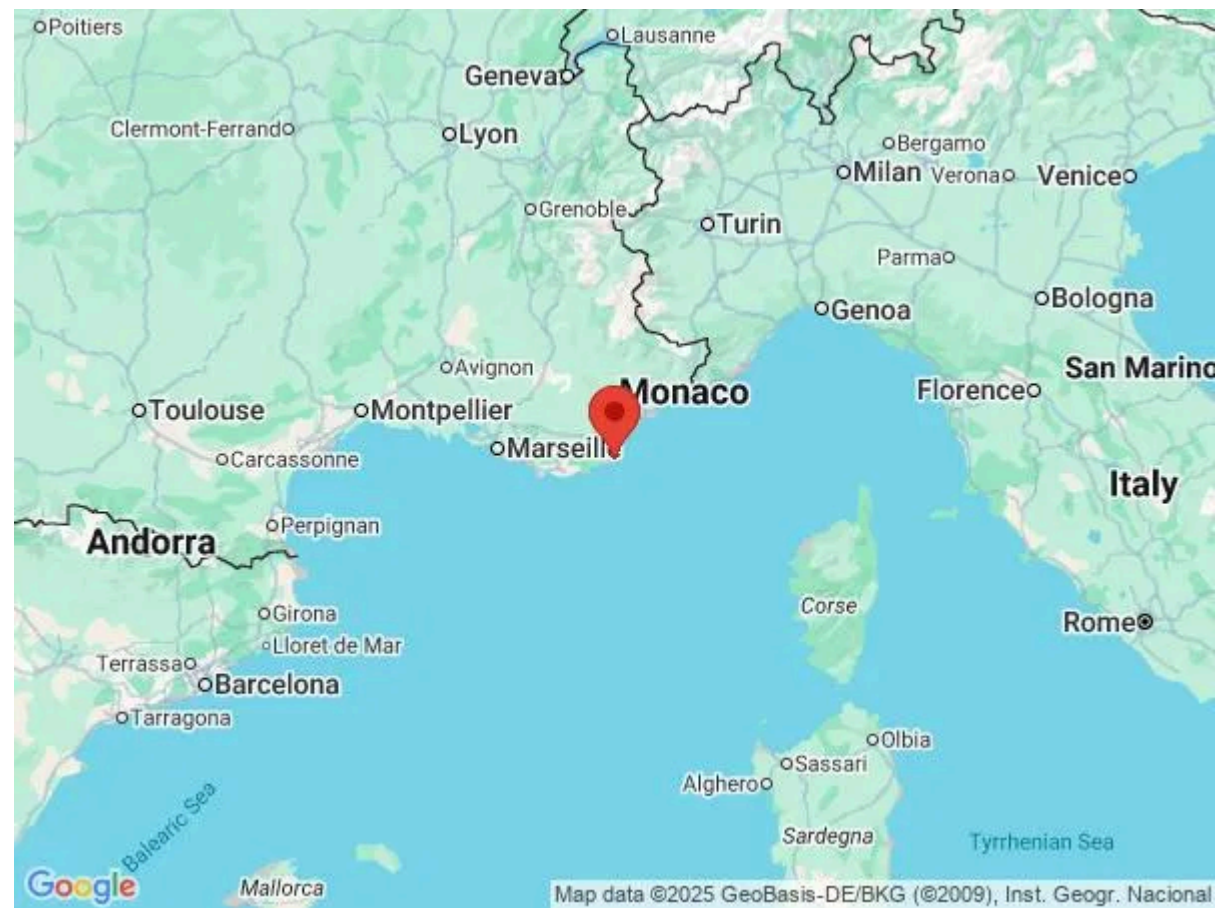
The two-storey house is part of a domaine with similar beachfront holiday homes in a row facing the sea (and some others elsewhere in the estate). Guests enjoy access to a shared swimming pool and tennis courts (in a gated area a short walk away).

Wander to end of your garden, down a little path (with some steps) and you will find yourself on a sheltered bay with gently shelving water, ideal for snorkelling. There is also a popular beachside restaurant specialising in *bouillabaisse* and other seafood dishes with the most magnificent views (as always with local restaurants, check seasonal opening days and dates and book ahead).

Keen hikers note that you can follow a walking path from the bay towards a couple of tiny coves or Cap Camarat for truly spectacular scenery. A short drive away, there are more coastal hikes around Plage de l'Escalet (6km) and along La Croix Valmer's coastline passing idyllic beaches such as Plage d'Héraclée (14km) and Plage de Gigaro (15km).

You can also walk (following the hilly road) or drive around 500m to the southern end of Plage de Pampelonne where there are a couple more excellent restaurants. Further north are the exclusive beach clubs of Nikki Beach (2.5km) and Le Club 55 (3.5km) alongside a range of summer watersports along this wonderful stretch of sandy coastline, one of the most iconic beaches in the Saint-Tropez region.

The charming hilltop village of Ramatuelle (6km) is a short drive away with its bougainvillea-filled lanes, high-end restaurants, art galleries and glorious views. Look out for events at the outdoor amphitheatre including the Theatre Festival in July and a famous 4-day Jazz Festival in



August.

A little further afield, Gassin (11km) is another picture-perfect perched village, one of France's '*Plus Beaux Villages*' and close to Saint-Tropez's vineyards for wine-tasting. Grimaud (19km) is also worthy of your time, as is the Port Grimaud (15km) with its colourful houses, canals, boat tours and summer night market.

Not forgetting Saint-Tropez (10km), one of France's most glamorous destinations with its luxury yachts, boat excursions, upmarket restaurants, boutiques, Provençal market and overall historic charm.

Local Amenities

Nearest Airport	Saint-Tropez Airport, La Môle - private arrivals (24km)
Nearest Airport 2	Toulon Hyères Airport (59km)
Nearest Airport 3	Nice Airport (112km)
Nearest Train Station	Saint-Raphaël Valescure/Les Arcs-Draguignan (44km/50km)
Nearest Beach	In front of the house (A few steps away)
Nearest Restaurant	On the beach - seasonal opening (Around 100m)
Nearest Tennis	Shared courts on the domaine (Short walk)
Nearest Village	Ramatuelle (6km)
Nearest Town	Saint-Tropez (10km)
Nearest Supermarket	Spar les Tournels (3km)
Nearest Golf	Golf Club Saint-Tropez (12km)

What we love

- Only 10km from Saint-Tropez, this pretty house enjoys direct access to a gorgeous bay at the end of its garden
- Sit on the upper terrace for al-fresco meals and a glass of local rosé overlooking the glistening Mediterranean
- You can stroll to a highly regarded beachside restaurant specialising in *bouillabaisse* and other seafood dishes
- The southern end of one of France's most iconic beaches, Plage de Pampelonne, is less than 500m away
- Explore the bougainvillea-clad lanes of hilltop Ramatuelle with its wonderful restaurants, art galleries and festivities

What you should know...

- This pretty terraced house is part of a domaine – guests enjoy access to a shared swimming pool and tennis courts.
- The unenclosed garden opens out to the beach below (via a little path and some steps) – children will need to be supervised.
- Please note that pricing is on request from November to March.
- 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:** Weddings, stag/hen parties and any special events are not allowed. 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. Cot and high chair available on request for an additional €50 per week. Please note that pricing is on request from November to March.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** No. €500, 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.
- **Pool heating charge?:** Included during high season, additional cost 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.