

# Villa Pleurote

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 10

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## Overview

Only 3km from the heart of Saint-Tropez, Villa Pleurote feels like your very own corner of paradise with its idyllic terraces, heated swimming pool and impressively designed garden, just 850m from a little bay with calm water and glorious views of the Golfe de Saint-Tropez.

Embrace the laid-back ambience at this chic air-conditioned abode sleeping up to 10 guests across its five restful bedrooms, each one with its own private bathroom. The light-filled living and dining space exudes style with its sensitively chosen furnishings and calming tones whilst keen cooks will love the spacious fitted kitchen.

Outside, play pétanque surrounded by Mediterranean plants and flowers, work out in the shaded gym and organise your very own personal masseur. The swimming pool is surrounded by decadent sun loungers and there is a characterful outdoor lounge for leisurely evenings chatting long into the evening with family and friends.

Set in a semi-residential quarter of Saint-Tropez, the villa sits in generous grounds just off a country road leading in both directions to the azure-coloured Mediterranean. The nearest small bay is around 850m away, next to a sailing school, or venture 1.6km in the other direction to a longer sandy beach with a beautiful restaurant overlooking the sea. From either beach, join Le Sentier du Littoral coastal hiking trail for more spectacular scenery.

Saint-Tropez awaits with its bars, boutiques, charming old quarter and twice-weekly Provençal market. Stroll by the harbourfront admiring luxurious yachts, dine out in high-end restaurants or take a sunset cruise across the bay to appreciate the incredible beauty and allure of this alluring part of the French Riviera.



## Facilities

Ideal for Kids • Boat Trips • Scuba Diving • Go-Karting • Sailing • Cycling  
• Tennis Nearby • Historical Sites • Watersports • Horse Riding •  
Walking/Hiking Paths • Wellness • Villa • Golf Nearby • Air-Con • Fishing  
• Private Pool • Wine Tasting • Ideal for Teens • Special Offer • Pets on  
Request • Heated Pool • Walk to Beach • Has Discount • Wow Factor •  
Cots (Cribs) • Beach Nearby • Instagrammable • Modern • <1hr to Airport  
• Pool Safety Feature • Parking Space • Wi-Fi/Internet • Washing Machine  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Spa/Massage •  
Tourist Towns & Villages • Gym/Fitness Room • Ideal for Babies & Toddlers  
• Boules/Petanque • High Chair(s)

# Interior & Grounds

## Villa Interiors (230m<sup>2</sup>)

- Open-plan lounge and dining area with doors opening out to terrace
- Partially open-plan kitchen, well-equipped, with doors leading outside
- 5 x bedrooms with own bathroom
- Laundry room

## Outside Grounds (4700m<sup>2</sup> plot)

- Heated swimming pool (16x5m) with safety alarm
- Poolside terrace with sun loungers
- Al-fresco dining terrace
- Barbecue
- Covered outdoor lounge
- Outdoor gym and massage area
- Pétanque
- Garden
- Parking

## Other Facilities

- Security system



## Location & Local Information

This villa enjoys a great setting within its own spacious grounds just off a country lane leading to two beaches. What's more, it's just over 3km to drive to the heart of Saint-Tropez.

Walking along the country road (no pavement), it's around 850m to a small sandy bay with shallow water and a neighbouring sailing club. In the other direction, around 1.6km away, a longer sandy beach awaits with a gorgeous beachside restaurant (seasonal opening) at the southern end. This beach is backed by pine trees, a little étang and grassy dunes – it is usually slightly less crowded than some of Saint-Tropez's other famous beaches. Le Chemin de Littoral coastal hiking route can be followed from either beach passing rugged and very beautiful landscapes.

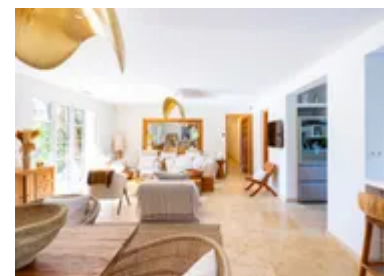
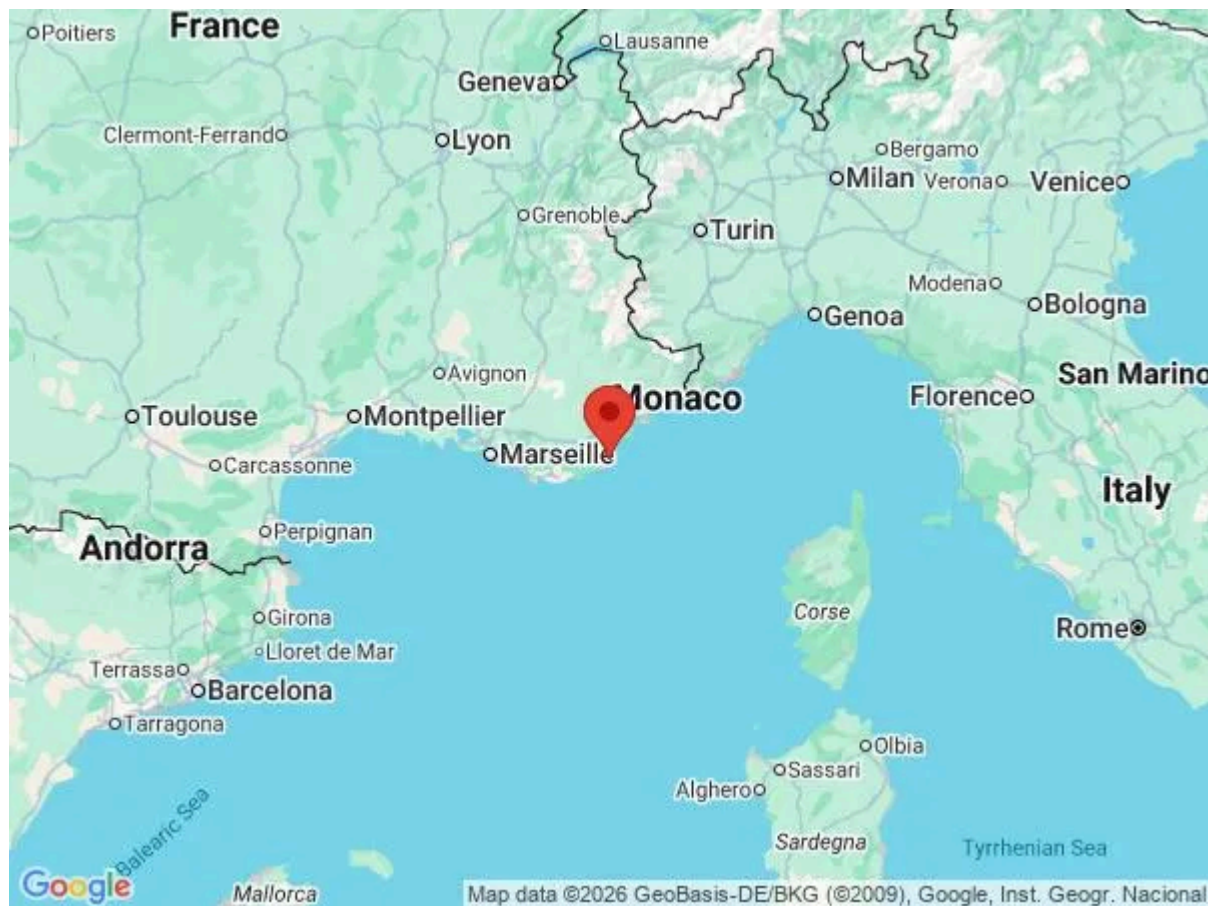
Head to Saint-Tropez for a wonderful day out. After a morning browsing upmarket boutiques or experiencing the twice-weekly market, enjoy lunch by the harbourfront and climb the citadel for stunning views. Ferries will take you across the bay to Porto Grimaud and Sainte-Maxime to experience yet more French Riviera charm of this region.

Plage de Tahiti and its restaurants are around 5km by car or you can venture further south to Plage de Pampelonne's exclusive beachside clubs such as Nikki Beach and Le Club 55.

Other fantastic days out include the flower-filled village of Grimaud (15km) with stunning views from its hilltop setting and artistic Ramatuelle (13km). Perhaps combine a visit to picture-perfect Gassin (11.5km), one of France's '*Plus Beaux Villages*', with its nearby vineyards and wineries, including the iconic Château Minuty (10km), to purchase local rosé to enjoy back on your picturesque terrace.

## Local Amenities

Nearest Airport	Saint-Tropez Airport La Môle - private arrivals (20km)
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Nearest Airport 2	<b>Toulon Hyères Airport (55km)</b>
Nearest Airport 3	<b>Nice Airport (96km)</b>
Nearest Train Station	<b>Saint-Raphaël Valescure/Les Arcs-Dranguignan (43km/45km)</b>
Nearest Restaurant	<b>Beachside restaurant - seasonal opening (1.6km)</b>
Nearest Beach	<b>Small sandy bay (850m)</b>
Nearest Town	<b>Saint-Tropez (3km)</b>
Nearest Supermarket	<b>Monoprix, Saint-Tropez (4km)</b>
Nearest Tennis	<b>Tennis Club Saint-Tropez (4.5km)</b>
Nearest Golf	<b>Golf Club Saint-Tropez (10km)</b>

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## What we love

- It feels like your very own paradise as you relax in the gardens with its heated pool, outdoor lounge, gym and massage terrace
- The air-conditioned interiors are stylish and chic, creating such a chilled out ambience throughout
- An idyllic sandy bay and beachside restaurant overlooking the Mediterranean are just 1.6km away
- Saint-Tropez, one of France's most famous destinations, is 3km by car

## What you should know...

- A small bay is 850m away - you can walk there along the country road (no pavement) or it's a short drive to other gorgeous beaches.
- 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. 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.
- **Changeover day:** Saturday.
- **End of stay cleaning:** Extra €2300, payable to the owner by bank transfer prior to arrival. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. 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.