

Villa Magique

Region: French Riviera (Cote D'Azur) **Sleeps:** 14

Overview

This elegant residence is set amongst the cypresses and pines only 2km from the heart of Saint-Tropez. After a day exploring or relaxing by the beach, return to your immaculate landscaped gardens for al-fresco dining in beautiful surroundings.

Embrace the charm of the main villa with its handsome shuttered windows and gorgeous terraces. The light-filled lounge offers ample space for quality time with family and friends whilst the kitchen is brilliantly equipped for preparing feasts to serve outside in the Saint-Tropez sunshine. There are five restful bedrooms with their own bathrooms, each one designed sensitively and stylishly. Meanwhile, the separate garden annexe features another two lovely bedrooms and bathrooms for guests seeking a little privacy.

It's such a joy to spend time across the idyllic gardens with so many trees and Mediterranean plants, a pretty stone bench by the fountain, a large wooden table for outdoor meals by the barbecue and decadent sun loungers and parasols surrounding the heated swimming pool. As evening nears, sip Côtes De Provence from nearby vineyards in the shade of the outdoor lounge.

In a residential tree-lined neighbourhood, within 200m you will find yourself on the main coastal road connecting Saint-Tropez and Port Cogolin. There's a sandy bay with stunning views around 850m away alongside a couple of summer beachside restaurants.

Saint-Tropez is of course one of the French Riviera's most glamorous destinations, so loved by jetsetters from across the world. Dine out in upmarket restaurants, shop in high-end boutiques and be enchanted by the old quarter and twice-weekly Provençal market. Boat tours



and are a wonderful way to explore Saint-Tropez bay and beyond in this captivating part of southern France.

Facilities

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

Interior & Grounds

Villa Interiors (500m2 including annexe)

Main Villa

- Living room with fireplace
- Dining area
- Kitchen, fully-equipped
- 5 x bedrooms with private bathroom

Annexe

- 2 x bedrooms with private bathroom

Outside Grounds (2000m2 plot)

- Heated swimming pool (12x6m) with safety alarm
- Poolside terrace with sun loungers
- Al-fresco dining terrace
- Barbecue
- Pétanque
- Landscaped garden
- Parking

Other Facilities

- Surveillance system



Location & Local Information

Villa Magique is set in beautifully landscaped gardens, located in a residential area only 2km from central Saint-Tropez. In less than 200m you will find yourself on the coastal road connecting Cogolin and central Saint-Tropez.

A little further along the road (in the direction of Saint-Tropez) come across a pretty sandy bay (850m) with a couple of beachside restaurants (as always, check seasonal opening times/dates). If walking, bear in mind that this busy coastal road has a pavement in some parts and a lane shared between cyclists and pedestrians in other parts.

The heart of Saint-Tropez (2km) is charming with its boutiques, galleries, colourful old houses, café terraces and harbourfront. Climb to the top of the citadel for stunning views, potter around the narrow lanes of the medieval quarter and stock up on fresh produce at the twice-weekly Provençal market on Place des Lices (2.5km). A range of boat excursions and ferries depart from the marina, a fantastic way to explore this part of the French Riviera, or charter a private yacht and skipper for the day.

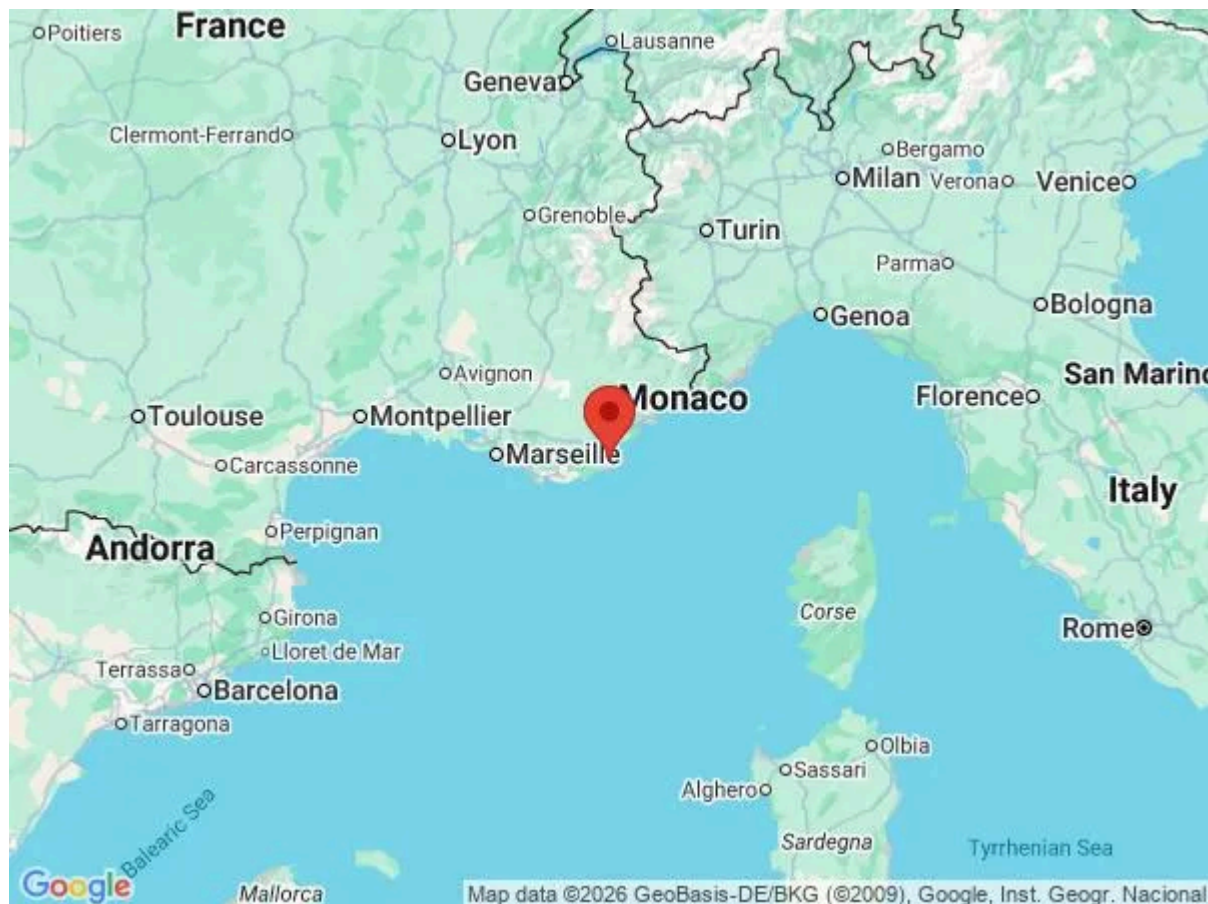
Saint-Tropez's iconic Plage de Pampelonne (6.5km) is just a 10-minute drive away (depending on summer traffic). This 5km long stretch of coastline is one of France's most famous beaches and loved for its exclusive beach clubs (Le Club 55 and Nikki Beach, for example), long sandy shores and great range of watersports. If you would prefer a more remote option, venture towards the little bay at Plage de l'Escalet (12.5km) for snorkelling, kayaking and coastal hikes, perhaps combined with lunch out in the picture-perfect hilltop village of Ramatuelle (9km).

Gassin (6km) is another pretty perched village, one of France's '*Plus Beaux Villages*' with medieval lanes and stunning views. En route, pass some of the region's finest vineyards for tours, tastings and purchases including Château Minuty (4.5km).

Elsewhere, discover more wine-tasting opportunities and idyllic beaches around La Croix Valmer (11k) and its coastline, enjoy the family-friendly beaches and activities at Cavalaire-sur-Mer (15.5km), take a ferry across to the charming seaside town of Saint-Maxime (13km) or tour colourful Port Grimaud (5.5km) by boat before soaking up the ambience of its summer weekly night market.

Local Amenities

Nearest Airport	Saint-Tropez Airport, La Môle - private arrivals only (14.5km)
Nearest Airport 2	Toulon Hyères Airport (50km)
Nearest Airport 3	Nice Côte d'Azur Airport (102km)



Nearest Train Station	Saint-Raphaël Valescure/Les Arcs-Draguignan (35km/40km)
Nearest Town	Central Saint-Tropez (2km)
Nearest Restaurant	Beachside restaurant - seasonal opening (850m)
Nearest Shop	Bakery (350m)
Nearest Beach	Sandy bay just outside central Saint-Tropez (850m)
Nearest Supermarket	(1.8km)
Nearest Tennis	Tennis Club Saint-Tropez (1.8km)
Nearest Golf	Golf Club Saint-Tropez (5km)

What we love

- Embrace the charm of this beautiful residence with pretty shutters and gorgeous terraces only 2km from the heart of Saint-Tropez
- Spend time in the idyllic landscaped gardens with pines, cypresses, olive trees alongside the heated swimming pool
- A pretty sandy bay with beachside restaurants is only 850m away
- Arrange a boat excursion from Saint-Tropez to tour this enchanting part of the French Riviera

What you should know...

- There are five bedrooms in the main part of the villa and two bedrooms in a separate garden annexe.
- If walking to local amenities, please note that the main coastal road nearby has a pavement in some parts and a combined cycling/walking lane in other parts.
- 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:** €15000 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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. €800, 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:** 14 nights in peak season. 7 nights during all other periods.
- **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 like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.