

# Villa Avoine

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

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## Overview

After swimming lengths in the beautiful swimming pool, sit back in the jacuzzi by the towering umbrella pines and watch on as loved ones play pétanque before gathering on the terrace for al-fresco dining as the sun sets.

This elegant air-conditioned villa in Saint-Tropez enjoys an enviable setting within a gated domaine and is just a short stroll from a sandy bay and beachside restaurant. Newly renovated, it has been sensitively styled using natural tones and chic furnishings whilst impressive features have been added such as the cinema lounge, massage room, fitness area and wine cellar.

The living and dining area opens to the inviting kitchen and pretty arched doorways lead to the garden terrace beside the swimming pool. The master bedroom on this floor has its own dressing room and doors to the terrace. There are another three bedrooms upstairs, one with a private balcony, and a fifth bedroom in a guest annexe accessed independently. All five bedrooms have been designed with rest in mind and have their own private bath or shower rooms.

Outside the 14m long swimming pool blends in with stone walls, lawned terracing and a stylish decked patio for sunbathing. The gardens have been thoughtfully planted with the sights and scents of the Mediterranean – the jacuzzi and the pétanque court at the very top of the garden allow you to admire the verdant colours below.

It's lovely to be able to walk to a picturesque beach backed by natural landscapes, also home to a beachside restaurant with incredible views. Keen hikers can join the coastal trail for rugged scenery and inspiring seascapes.

In the other direction, the allure of Saint-Tropez is just 4km





away. From here you can catch a ferry towards other seaside gems such as Port Grimaud and Sainte-Maxime. Meanwhile, discover watersports and exclusive beach clubs at Plage de Pampelonne or head to the villages of Grimaud, Gassin and Ramatuelle for yet more enchanting vistas of the Golfe de Saint-Tropez and glistening Mediterranean.

## Facilities

Spa/Massage • Washing Machine • Villa • Wellness • Boat Trips • Scuba Diving • Go-Karting • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Wi-Fi/Internet • Wine Tasting • Walk to Beach • Fishing • Air-Con • Golf Nearby • Wow Factor • Saltwater Pool • Gym/Fitness Room • Private Pool • Cots (Cribs) • Beach Nearby • Instagrammable • Heated Pool • Boules/Petanque • Hot Tub • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Smart TV • Wine Cellar • Home Cinema • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interiors (300m²)

### Main Level (via steps)

- Open-plan living-dining area with Smart TV and doors leading to terrace
- Open-plan kitchen, well-equipped
- Master bedroom with terrace access, dressing room and bathroom with bath and shower

### First Floor

- Bedroom with terrace access, private balcony and bathroom
- Bedroom with terrace access and bathroom
- Bedroom and bathroom

### Basement

- Cinema lounge with large Smart TV
- Fitness area
- Massage room
- Shower room and WC
- Wine cellar
- Laundry room

### Guest Apartment (35m², independently accessed)

- Bedroom, dressing room and bathroom

## Outside Grounds

- Heated salt-water swimming pool (14x3.5m)
- Raised poolside deck with sun loungers
- Covered patio with dining table and chairs
- Terrace with outdoor lounge
- Barbecue
- Raised garden with sun loungers
- Upper garden with jacuzzi and pétanque court
- Pétanque
- 1300m² plot with different levels and steps

## Other Facilities

- Alarm system





## Location & Local Information

Villa Avoine enjoys an enviable setting within a private gated domaine around 4.5km from central Saint-Tropez.

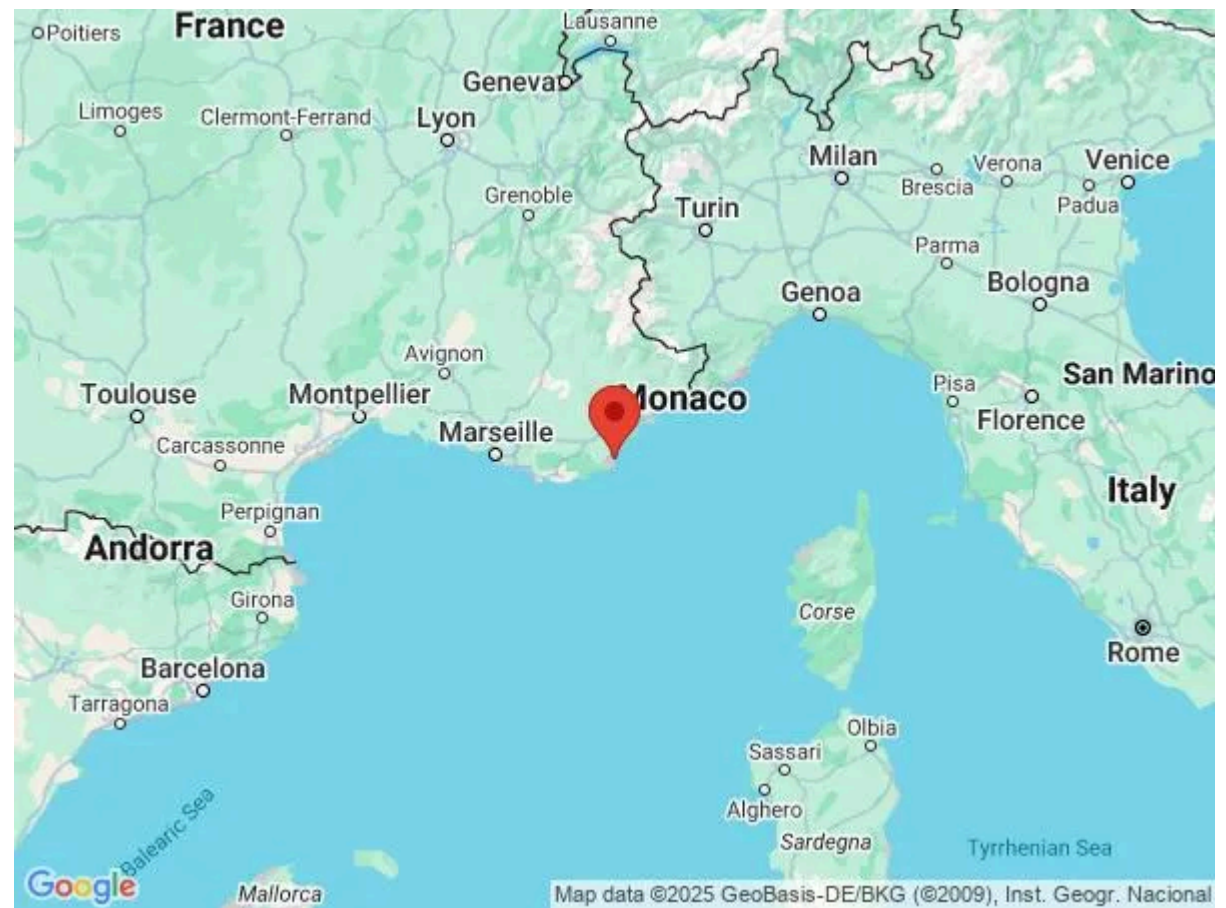
It's an easy stroll to a much-loved beach around 600m away with sandy shores and clear water, backed by pine trees, natural landscapes and wetlands with migratory birds. At the southern end of the beach there is a popular restaurant with sun loungers and parasols to rent. Book a table and dine with the most stunning sea views, usually open April to October (as always, check seasonal opening times/dates in advance).

Saint-Tropez's Sentier du Littoral passes this beach as it winds itself past rugged landscapes and sea vistas, a fine way for keen hikers to explore this part of the Saint-Tropez coastline.

The heart of Saint-Tropez (4.5km) awaits with its restaurant-lined harbourfront, art galleries, twice-weekly Provençal market and historic houses juxtaposing an overall ambience of glitz and glamour. It's a joy to spend time exploring the former fishing village with its rich heritage – climb up to the top of the citadel for incredible bay views. Ferries depart Saint-Tropez to other seaside gems such as Port Grimaud and Sainte-Maxime or look out for boat trips and private excursions for a wonderful day out.

Meanwhile, Plage de Pampelonne (10km) offers a great choice of summer watersports and exclusive beach clubs such as Nikki Beach and Le Club 55. Perhaps combine this with lunch out in picture-perfect Ramatuelle (14km) for more glorious views from its hilltop setting or visit the vineyards backing Pampelonne.

For more wine-tasting opportunities, tour the wine châteaux en route to the perched village of Gassin (13km) or venture to La Croix Valmer (17km), an area also loved for its idyllic beaches (Plage de Gigaro and Plage d'Héraclée, for example) and coastal walking trail.





## Local Amenities

Nearest Airport	Saint-Tropez Airport - private arrivals (21km)
Nearest Airport 2	Toulon Hyères Airport (57km)
Nearest Airport 3	Nice Airport (104km)
Nearest Train Station	Saint-Raphaël Valescure (44km)
Nearest Beach	Sandy bay (600m)
Nearest Restaurant	Beachside restaurant - seasonal opening (600m)
Nearest Town	Saint-Tropez (4.5km)
Nearest Supermarket	Monoprix, Saint-Tropez (5.5km)
Nearest Tennis	Tennis Club Saint-Tropez (7km)
Nearest Golf	Golf Club Saint-Tropez (12km)



## What we love

- It's an easy stroll to a beautiful sandy bay and much-loved beachside restaurant
- The gardens are idyllic with gorgeous terraces, a long swimming pool and a jacuzzi by the iconic umbrella pines
- Other impressive features include a cinema lounge, massage room, fitness area and wine cellar
- Keen hikers can join Saint-Tropez's Sentier du Littoral for yet more incredible landscapes
- The heart of Saint-Tropez is just a short drive away

## What you should know...

- One of the five bedrooms is in a guest apartment, accessed independently.
- Young children will need to be supervised across the beautiful gardens with raised terraces, different levels and steps.
- 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:** €10,000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to 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?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. 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 highchair available on request.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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?:** Not allowed.
- **Minimum stay:** 7 nights.
- **Pool heating charge?:** Included.
- **Tax:** French Visitors Tax in the amount of €6.62 per person, per night payable to Oliver's Travels at the time of balance payment.
- **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.