

# Villa Des Pesquiers

**Region:** French Riviera (Cote D'Azur) **Sleeps:** 15

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## Overview

Perched amongst the pine trees of Mont des Oiseaux, this stylish and contemporary Cote d'Azur villa allows you to enjoy the beaches, islands and culture of the coastline between Hyères and Toulon.

The views towards the Giens peninsula are just beautiful, especially from the raised terrace above the pool house. Laze back on the sun loungers scattered across the decked terrace surrounding the elegant swimming pool, dine al-fresco together next to the pool house and admire the Mediterranean scenery from the villa's terrace.

Inside, Villa des Pesquiers sleeps up to 15 guests across its modern interiors with chic furnishings and fittings alongside calming décor with bold touches of colour. There are ten bedrooms to choose from including various en suite bedrooms across the villa's two main floor, an independent one-bedroom apartment with its own living and kitchen area as well as two gorgeous bedrooms located in the pool house.

This is such a superb setting in so many ways. Within a short drive, Plage de l'Almanarre awaits with its kite-surfing opportunities or head a little further along the Giens peninsula towards the calmer sandy shores around Plage La Bergerie, backed by the Étang des Pesquiers and its pink flamingos.

Take a boat across to the idyllic L'île de Porquerolles for pristine beaches, olive groves, vines and forests, best explored on foot or bike (it's virtually a car-free island).

Back to the mainland, soak up the historic charm of Hyères with its vibrant restaurants and wine-bars across its medieval quarter, discover the rugged coastline following Le Sentier des Douaniers and spend the day



exploring the maritime city of Toulon with its harbour, grand architecture and atmospheric markets. From Toulon, take the cable-car to Mont Faron for some of the finest vistas of this part of the French Riviera and glistening Mediterranean sea.

## Facilities

Wi-Fi/Internet • Villa • Seaview • Boat Trips • Scuba Diving • Sailing • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Golf Nearby • Air-Con • Fishing • Wine Tasting • Cots (Cribs) • Table Tennis • Private Pool • Beach Nearby • Instagrammable • Modern • Heated Pool • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Electric Car Charger • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (310m2)

### Upper Floor

- Main entrance
- Open-plan living room with TV and doors leading to al-fresco dining terrace with sea view
- Open-plan kitchen and dining area with table for 10 guests
- Bedroom and en suite bathroom with bath
- Bedroom and en suite bathroom with shower
- WC (shared between above two bedrooms)
- Bedroom, access to terrace and en suite bathroom
- Bedroom and en suite bathroom
- WC (shared between above two bedrooms)

### Lower Floor (accessed internally and externally)

- Living area with TV and kitchen area
- Bedroom and en suite bathroom
- Bedroom and en suite bathroom
- Bedroom and en suite bathroom
- 2 x WCs (shared between three bedrooms)
- Independent apartment with living area and open-plan kitchen, bedroom, bathroom, WC

### Pool House Annexe

- Living-dining area and open-plan side kitchen
- 2 x bedrooms
- Shared bathroom and independent WC

## Outside Grounds (3200m2)

- Swimming pool (15x4m), can be heated on request
- Poolside terrace with sun loungers (x12) and parasols
- Poolside shower
- Poolside dining area with table for 20 guests
- Plancha-style barbecue
- Upper terrace with al-fresco dining area
- Raised terrace (above the pool house) with sea views



- Boules
- Garden/grounds (with different levels, steps and some low walls)
- Parking (four cars)
- Electric vehicle plug
- Entrance gate with code access

# Location & Local Information

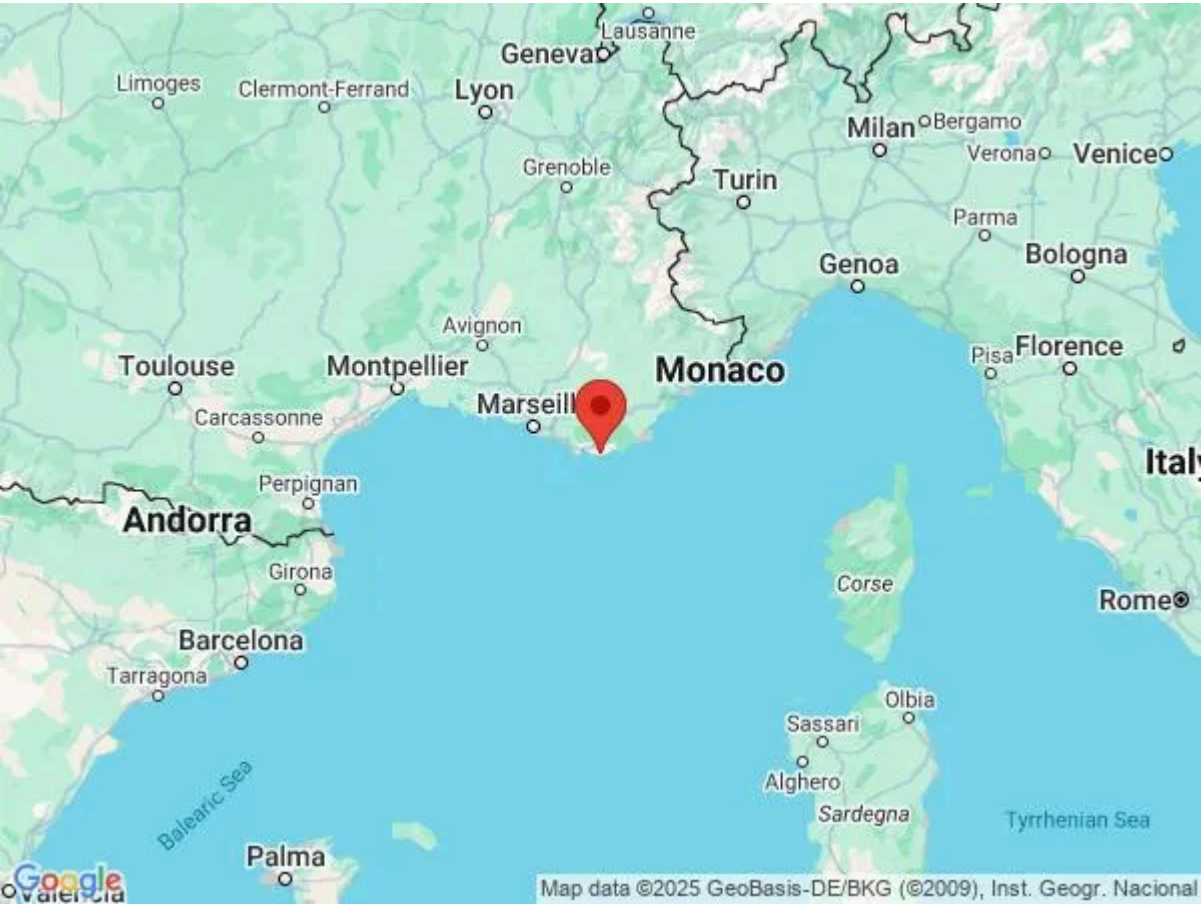
In a perched setting in a residential area of Mont des Oiseaux, with stunning views over the pine trees towards the Giens peninsula and Mediterranean sea, Villa des Pesquiers enjoys a fine location close to Plage de l'Almanarre, a conveniently short drive from Toulon Hyères Airport.

The northern end of Plage de l'Almanarre is around 3km away. This long wind-swept beach is famed for its kite and windsurfing opportunities whilst the Plage La Bergerie is on the other side of the Giens peninsula with soft sand and gently-shelving water, especially loved by families with younger children (bring your own shade). Plage La Bergerie also offers a range water-based activities. Meanwhile, bird-watcher will appreciate the calm Étang des Pesquiers with migratory birds and pink flamingos.

Boats and passenger ferries depart La Tour Fondue (11.5km) for L'île de Porquerolles. Arrive at the marina then hire bikes to explore the island which is virtually car-free. Discover idyllic landscapes of olive groves, vineyards and forests, visit the Fondation Carmignac for its contemporary art exhibitions and come across picture-perfect beaches for relaxing, swimming, snorkelling and other water-based fun.

Back on the mainland, experience the historic charm of Hyères (8km) as you wander around its old town with narrow streets, wine-bars, restaurants and markets. Don't miss the Villa Noailles, a modernist masterpiece offering art exhibitions and panoramic views, then take a walk through one of the town's beautiful parks such as Parc Olbius Riquier.

Other highlights of this coastline include the pretty port of Carqueiranne including its iconic Plage des Pins Penchés, alongside the coastal hiking trail, Le Sentier des Douaniers. The maritime city of Toulon (18km) is another interesting day out with its harbour, grand architecture, vibrant markets and cable-car to Mont Faron. Alternatively, soak up the local ambience at Plage du Mourillon and its gorgeous beach, summer activities, restaurants and markets.



## Local Amenities

Nearest Airport	Toulon Hyères Airport (7km)
Nearest Airport 2	Marseille Airport (105km)
Nearest Train Station	Gare de Hyères/Toulon (7km/19km)
Nearest Village	Port de Carqueiranne (5km)
Nearest Town	Hyères (8km)





Nearest Restaurant	Local pizzeria (3km)
Nearest Supermarket	E.Leclerc Hyères (8km)
Nearest Beach	Plage de l'Almanarre (3km)
Nearest City	Toulon (18km)
Nearest Golf	Golf de Valgarde (12km)
Nearest Tennis	Tennis Club Hyerois (8km)

## What we love

- Villa des Pesquiers exudes contemporary elegance and style with wonderful sea views through the pine trees
- The swimming pool is stunning with its modern decked terrace and pool house
- Relax on the raised terrace above the pool house with gorgeous views of the Giens peninsula
- Nearby Plage de l'Almanarre is a paradise for kite-surfing enthusiasts
- Enjoy a day trip on L'île de Porquerolles with its cycling trails, vineyards and picture-perfect beaches

## What you should know...

- There are seven bedrooms in the main house and two in a separate annexe next to the swimming pool.
- If travelling with children, supervision is needed outside with its terraced levels, steps and raised terrace above the pool house.
- 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:** €5001 charged to client's credit card by the owner one month before and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **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. Cot and high chair available on request. 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:** Flexible.
- **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?:** Outside only.
- **Minimum stay:** 14 nights - all other durations on request.
- **Pool heating charge?:** No, extra €400 payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **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.