

# Villa Cap Negre

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

## Overview

Set within a prestigious gated *domaine*, Villa Cap Nègre is an exceptional modern abode on the dazzling French Riviera. With gorgeous views of the Mediterranean and just a short walk down to a secluded bay, this villa is an elegant expression of coastal living at its finest.

Step inside to discover a vast open-plan living space framed by floor-to-ceiling picture windows that bring the shimmering sea and surrounding pines into view. The interior design balances comfort and contemporary style, with the sleek kitchen flowing effortlessly into the dining and living areas. Whether experiencing fine food sunset dinners or enjoying a quiet morning with a coffee, every moment is elevated by the ever-present sea views.

This expansive villa sleeps up to 15 guests in beautifully appointed bedrooms across several levels. Most rooms boast sea vistas and all feature air conditioning and en-suite bathrooms for complete comfort and privacy. The two master bedrooms, each with king-size beds, luxurious bathrooms and terraces, feel especially indulgent.

Outside, the vast decked terrace is a paradise. Spend your days lounging by the infinity swimming pool, dining al-fresco beneath the covered terrace, or sipping rosé by swaying palms as the pétanque balls clink nearby. A pretty bay is a short walk away (via steps), ideal for snorkelling, swimming and relaxing.

Perfectly positioned for exploring the delights of the Var coast, Villa Cap Nègre lies within easy reach of Le Lavandou's relaxed charm, Cavalaire-sur-Mer's golden shores and the world-renowned glamour of Saint-Tropez. Yet here, in this secluded corner of the Riviera, the atmosphere is peaceful, exclusive and utterly restorative.

Whether you're gathering with family or escaping with friends, Villa Cap Nègre promises a luxurious and unforgettable Côte d'Azur stay.

## Facilities

Scuba Diving • Horse Riding • Watersports • Walking/Hiking Paths • Historical Sites • Tennis Nearby • Cycling • Ideal for Kids • Sailing • Villa • Private Pool • Wine Tasting • Fishing • Air-Con • Golf Nearby • Boat Trips • Walk to Beach • Cots (Cribs) • Heated Pool • Pets on Request • Ideal for Teens • Beach Nearby • Modern • <1hr to Airport • Parking Space • Pool Safety Feature • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Garage • Outdoor Games • New Villas 2025 • Boules/Petanque • High Chair(s)



# Interior & Grounds

**Villa Interiors** (different levels including open-tread staircase)

## *Ground Floor*

- Open-plan lounge with doors sliding open poolside terrace, outdoor lounge and al-fresco dining area
- Open-plan dining area and kitchen
- Guest WC
- Bedroom with queen-size double bed, shower and WC
- Bedroom with queen-size double bed, shower and WC
- Bedroom with queen-size double bed, shower and WC

## *Lower Ground Floor (a few steps down from ground floor)*

- Master bedroom with king-size double bed (180cm), terrace and en suite with shower, bath and WC

## *Upper Ground Floor (between ground and first floor)*

- Master bedroom with king-size double bed (180cm), terrace and en suite with shower, bath and WC

## *First Floor*

- Main entrance (at back of the house)
- Bedroom with queen-size double bed (160cm), shower and WC
- Bedroom with queen-size double bed (160cm), shower and WC
- Children's bedroom with two sets of bunk-beds (four singles), one single bed and bathroom with shower and WC

## **Outside Grounds**

- Infinity swimming pool (10x6m) with safety cover. Can be heated for a supplement
- Poolside terrace with sun loungers
- Covered al-fresco dining area and outdoor lounge
- Plancha
- Pétanque
- Wooded grounds around the house
- Garage (two cars)
- Outdoor parking (four spaces)



## Location & Local Information

Overlooking the beautiful Mediterranean coast between Le Lavandou and Cavalaire-sur-Mer, Villa Cap Nègre is set within a gated domaine offering an exclusive retreat surrounded by the natural beauty of the French Riviera. Toulon Hyères Airport (32km) is just over half an hour by car.

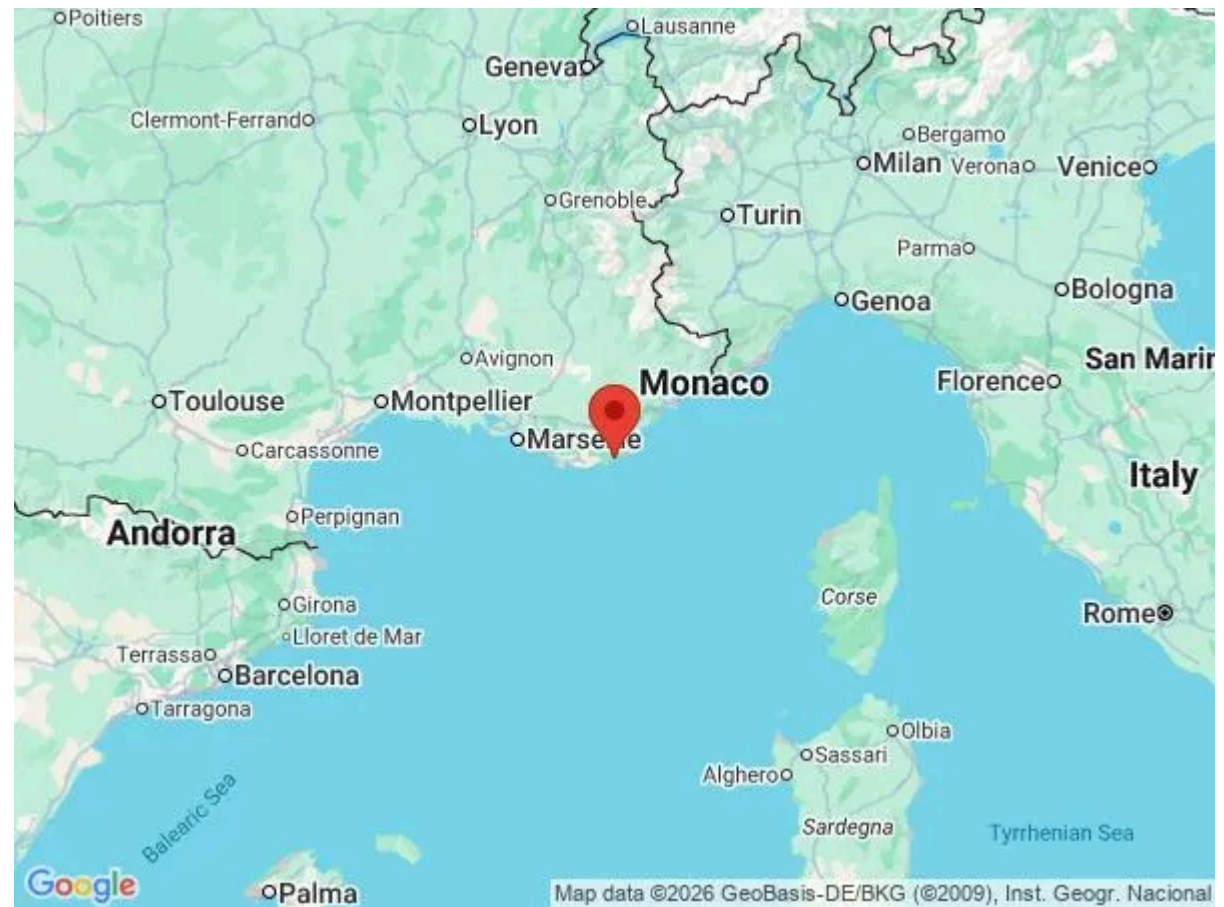
From the villa, enjoy access to Cap Nègre beach a short walk away (via steps) – an idyllic sandy bay with clear sea, perfect for swimming, snorkelling and sunbathing. Even in the height of the summer, this bay is usually less crowded than others in the area as it can only be accessed via the domaine or by sea.

Just a short drive away lies Plage de Cavalière (2km), one of Le Lavandou's most celebrated beaches, known for its wide stretch of fine sand and water sports opportunities. Head into the heart of Le Lavandou (8km) for a taste of authentic Provençal life: browse colourful markets, dine on fresh seafood at the port or simply watch the world go by from a shaded café terrace. A little inland, the enchanting village of Bormes-les-Mimosas (12km) bursts into bloom with its famous mimosa trees and offers a maze of flower-filled streets, art galleries and artisan boutiques.

To the east, Cavalaire-sur-Mer (13km) tempts with its lively marina, vibrant summer atmosphere and long sandy beach ideal for families. A scenic drive further brings you to Plage de Gigaro (20km), a pristine beach edged by protected pine forests and ideal for walkers following the coastal path, or head to La Croix Valmer (18km), where wine lovers can savour local vintages at elegant hillside estates with sweeping views over the sea.

For a glamorous day out, the iconic town of Saint-Tropez (30km) is under an hour away. Stroll its cobbled lanes, explore the chic boutiques or discover the legendary Plage de Pampelonne (32km), where beach clubs, fine dining and watersports await.

## Local Amenities



Nearest Airport	<b>Toulon Hyères Airport (32km)</b>
Nearest Airport 2	<b>Nice Airport (124km)</b>
Nearest Airport 3	<b>Marseille Provence Airport (134km)</b>
Nearest Village	<b>Rayol-Canadel-sur-Mer (4km)</b>
Nearest Town	<b>Le Lavandou/Cavalaire-sur-Mer (8km/13km)</b>
Nearest Beach	<b>Cap Nègre (Short walk (via steps))</b>
Nearest Restaurant	<b>Plage de Cavalière/Tamaris - seasonal opening (Within 2.5km)</b>
Nearest Supermarket	<b>Carrefour Market Le Lavandou (9.5km)</b>
Nearest City	<b>Toulon (48km)</b>
Nearest Train Station	<b>Gare de Hyères/Toulon (31km/48km)</b>
Nearest Golf	<b>Golf de Valcros La Londe (25km)</b>
Nearest Tennis	<b>Tennis Club Lavandou (9km)</b>

## What we love

- The expansive living and dining space is stunning with floor to ceiling windows opening to the vast terrace with views towards the pine trees and azure-coloured sea
- Most bedrooms feature views of the sea, two with beautiful terraces
- The poolside terrace is wonderful with its outdoor lounge and dining area, swaying palms and beautiful infinity pool
- Set within a gated *domaine*, it's a short walk to an idyllic sandy bay perfect for snorkelling in the crystal-clear sea
- The gorgeous French Riviera beaches of Le Lavandou and Cavalaire-sur-Mer are all a short drive away or venture to Saint-Tropez for a wonderful day out

## What you should know...

- A maximum of 15 guests may sleep at Villa Cap Negre across eight bedrooms (one of which features bunk-beds).
- Guests need to be able to safely manage steps across the grounds and inside (including the contemporary open-tread staircase).
- Please note that the festive period of Christmas and New Years Eve is available on request. Please enquire for the exact prices and availability.

# Terms & Conditions

- **Security deposit:** €5000 charged to client's credit card by the owner one month before 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. <br> 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note that the festive period of Christmas and New Years Eve is available on request. Please enquire for the exact prices and availability.
- **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.
- **Pool heating charge?:** Included.
- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.