Bastide With A View

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

Overview

Framed by tall pine trees and the shifting blues of the Mediterranean, Bastide With A View captures the easy rhythm of Riviera living from the moment you arrive. Just a short stroll from the shoreline, this historic country house looks out across the sea, where warm, characterful interiors are paired with thoughtful contemporary touches and a striking infinity pool. Mornings begin with coffee on the terrace with sea vistas, before drifting between the shade of the olive tree and sunlit swims.

Designed as a genuine home, this is a place shaped by its owner's love of travel and gathering. Generous interiors unfold across this 19th century home, with a spacious living and dining room alongside a newly renovated modern kitchen. Five air-conditioned bedrooms offer comfort and privacy for up to 10 guests, including a children's dorm with toys and books, and a master sea-view double with its own en suite and direct access to the garden and pool below.

Thoughtful touches such as Wi-Fi and a Smart TV ensure an easy stay, while a Bose Bluetooth speaker and a curated selection of books and games create family moments to savour together. Evenings are best spent outside, gathered around the electric plancha as the sky softens into dusk.

Meanwhile, the poolside terrace invites lazy afternoons on loungers, while table tennis, pétanque balls and gorgeous terraces offer simple pleasures for all ages, accompanied by the scent of lavender and pine. A welcome bottle of rosé wine awaits, setting the tone for unhurried days.

Perched just 250 metres from the coast, the house enjoys a prime position within walking distance to the sea. Seasonal beachside restaurants and calm waters are close by, while nearby Les Issambres and Sainte-Maxime offer shops, bakeries and boat connections across to Saint-Tropez.

For families or friends seeking sun, sea and historic charm, Bastide With A View is a beautifully positioned holiday home for experiencing this captivating corner of the Côte d'Azur.









Facilities

Private Pool • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Tennis Nearby • Cycling • Sailing • Ideal for Kids • Go-Karting • Scuba Diving • Boat Trips • EV Charger • Wine Tasting • Villa • Recommended • Fishing • Air-Con • Golf Nearby • Walk to Beach • Ideal for Teens • Heated Pool • Cots (Cribs) • Beach Nearby • Walk to Restaurant • Parking Space • Heritage Collection • Pool Safety Feature • Wi-Fi/Internet • Seaview • Secure Access • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities •

Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Indoor Games • Tumble Dryer • Safety Deposit Box • Smart TV • Outdoor Games • Heating • Kid-friendly excursions • Water excursions/Boat trips • Water park • Forest park/High-rope course • Board games • Children's books • Boules/Petanque • High Chair(s)

Interior & Grounds

Villa Interiors (300m2)

- Entry hall
- Open-plan living and dining room with white sofas, books, board games, Smart TV, Bose sound system and dining table
- Kitchen, fully-equipped including island and stools

Mezzanine Level

- Bedroom 1 (dorm-style children's room with sloping ceilings, via steps) with four single antique beds (90x190cm), air-conditioning, toy mini kitchen, games/books for children and en suite bathroom with shower, sink and toilet. Door opens to terrace (garden side).

First Floor (with a few steps)

- Master bedroom 2 with king-size double bed (180x200cm), sea view, air-conditioning, desk, small safe (in wardrobe) and en suite bathroom with shower, sink, hairdryer, bidet and toilet. Door opens to terrace (low walls) with external staircase leading to garden terrace
- Bedroom 3 with king-size double bed (180x200cm), sea view, baby crib and air-conditioning
- Bedroom 4 with two single beds (90x200cm, can be joined together), garden view and air-conditioning
- Bedroom 5 with king-size double bed (180x200cm – two beds pushed together), garden view and air-conditioning
- Bathroom with bath, separate shower, sink and toilet*
- Bathroom with shower, sink and separate WC*
- Studio chill-out lounge area with sofa

** in this historic part of the house, the water pressure can be lower - it's therefore not recommended to run both showers at the same time*

Cellar area

- Laundry room with washing machine and dryer (in cellar area)
- Table tennis (with bats and balls)

Outside Grounds (1600m2 plot)

- Infinity swimming pool (L shaped, approx. 60m2 with infinity edge - 10x5m plus 4x2.5m shallow end) with safety alarm. Can be heated via heat pump (weather dependent)
- Poolside loungers
- Al-fresco dining terrace with large table and chairs/bench
- Electric plancha
- Outdoor lounge area
- Covered terrace with outdoor sofa
- Olive tree with outdoor seating
- Garden/pool lighting
- Garden with plants and trees (and steps/terraces)
- Pétanque set
- Parking (two cars) with web cam
- Electric vehicle charger (220-volt socket)
- Coded entrance gate









Additional Facilities

- Air-conditioning (bedrooms only)
- Mosquito nets (bedrooms)
- Bose sound speaker (with Bluetooth)
- Games (chess, scrabble, mini pool table and others)
- Alarm

Location & Local Information

Perched above the shimmering French Riviera coastline, Bastide With A View enjoys an enviable residential setting just a leisurely 250m walk from the Mediterranean shore. It is also ideally located within a short drive of Sainte-Maxime and Les Issambres, where summer boat trips whisk you across to Saint-Tropez with ease.

Only a short walk downhill on foot, Plage Les Élephants offers a picturesque stretch of beach with clear waters and two beach clubs and restaurants (open seasonally), providing the perfect excuse for sunset apéritifs or leisurely meals by the sea. A little further south, the wider Plage de la Nartelle (1.3km) awaits for long, sun-drenched days between swimming in calm Mediterranean waters and lingering lunches at summer beachside restaurants. Nartelle is an idyllic, family-friendly spot known for its calm waters and natural beauty. There's also a watersports centre for more adventurous guests.

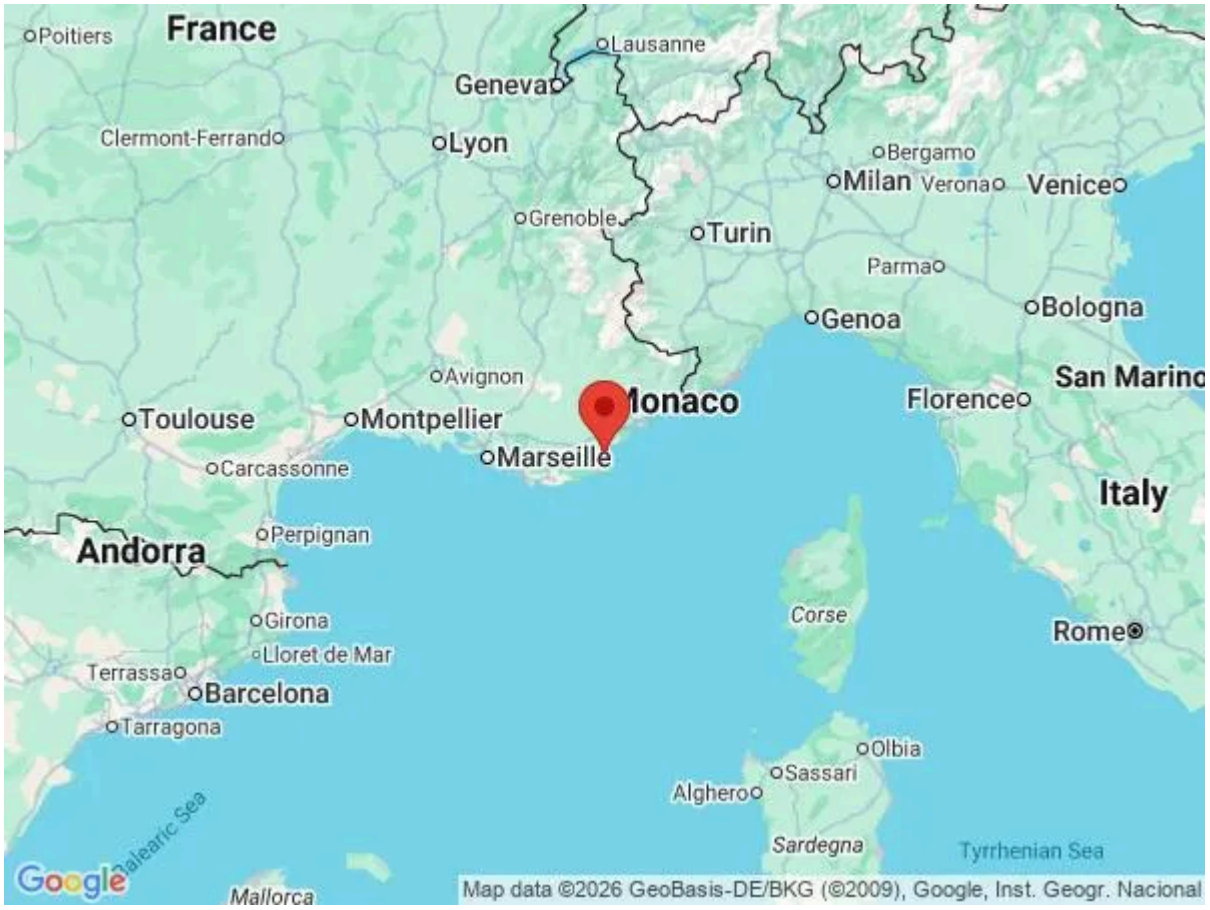
A short drive brings you to Les Issambres (5 to 10 minutes), where you'll find a Spar supermarket, a well-loved bakery famed for its *tarte tropézienne* and a small selection of restaurants. Ask the owners about boat hire (their 8-person motorboat is usually moored at the marina). From both Les Issambres and Sainte-Maxime, seasonal departures on Les Bateaux Verts whisk you away to Saint-Tropez, a great way to beat the summer traffic and visit one of the French Riviera's most iconic and glamourous towns.

Meanwhile, Sainte-Maxime (4.5km) charms with its Provençal covered market, inviting restaurants and selection of shops, while keen golfers can enjoy Golf Blue Green Sainte-Maxime (5km) or Beauvallon Golf Club (8.5km). The surrounding coastline is dotted with further beaches and watersports opportunities, ensuring there is always something new to discover (the owners will provide a comprehensive guide).

Beyond the shore, the landscapes of the Var unfold beautifully. The Massif des Maures and nearby villages such as Grimaud and La Garde-Freinet offer scenic drives and authentic Provençal character, while the striking red rocks of the Estérel provide a dramatic backdrop for walking and exploration.

Local Amenities

Nearest Airport	**Toulon Hyères Airport (59km)**
Nearest Airport 2	**Nice Côte d'Azur Airport (74km)**
Nearest Beach	**Plage des Éléphants (250m)**
Nearest Golf	**Golf Blue Green Sainte-Maxime (5km)**
Nearest Restaurant	**Beachside restaurant - seasonal only (500m)**









Nearest Shop	**Issambres area (2.5 to 3km)**
Nearest Tennis	**Tennis-Club De Sainte Maxime (6.5km)**
Nearest Town	**Sainte-Maxime (4.5km)**
Nearest Train Station	**Saint-Raphaël Valescure (19km)**
Nearest Supermarket	**SPAR Supermarché (2.5km)**

What we love

- A charming 19th-century bastide blending historic character with stylish modern touches, set in a glorious garden with Mediterranean views
- Relax beside the infinity pool with stunning sea views or discover an idyllic spot beside the olive tree, lavender or shady pines
- Thoughtfully designed for all ages, featuring toys, books, table tennis and more
- Just 250 metres from the coast, with a leisurely stroll to the sea and nearby beachside restaurants for laid-back Riviera dining
- Les Issambres and Sainte-Maxime are both a short drive away for more wonderful restaurants, markets, shops and boat trips along the coast
- Set sail for Saint-Tropez, a fantastic way to soak up the glamour of this iconic French Riviera destination (and beat the summer traffic)

What you should know...

- The house sleeps up to 10 guests across five bedrooms, including a dorm-style room designed for children - please see the "Layout" tab for full details.
- Air-conditioning is featured in the bedrooms only (the house has old stone walls that tends to keep the property cool).
- There are so many lovely family-friendly features here such as toys and games. If staying with young children, do note supervision is needed across the stairs within the house and grounds.
- Even though the beach is only 250m away on foot (downhill), a car is essential to be able to reach amenities and to explore this beautiful region.
- There are also a couple of beachside restaurants within walking distance – please note they are only open seasonally and it is usually necessary to reserve tables in advance.

Terms & Conditions

- **Security deposit:** €3000 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 p.m.

- **Departure time:** 10 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes. Changed on the Saturday for stays longer than a week

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning (on Saturdays for stays longer than a week) are included in the price. 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.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** The pool can be heated - at no extra cost - but it is heated by a heat pump so it depends on the outside temperature.

- **Tax:** Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required)

- **Pool towels included?:** Yes,

- **Noise policy :** The owners ask guests to please respect the tranquility of the neighbours by avoiding noise and loud games in the pool after 8.30 p.m.