

# Le Sud

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

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## Overview

A short distance from one of France's most beautiful medieval villages, Le Sud offers a magical setting overlooking the French Riviera landscapes.

This is a truly beautiful villa which has retained its charming character yet is full of the warmth of a comfortable modern home. Light flows through the spacious living room with French windows opening up to the terrace that surrounds the front of the house whilst the country kitchen-diner leads out to a wonderful covered dining patio. Two pretty bedrooms with their own bathrooms can be found on the ground floor whilst a lovely tiled staircase winds itself up to the top floor with its double bedroom and ensuite shower room. There is a small alcove with a bunk-bed suitable for sleeping two additional children, as well as a pull-out sofa-bed in the first floor bedroom which can accommodate two additional adults, bringing the total capacity to ten guests. Please enquire for further details!

Sit back on your terrace and enjoy a glass of rosé from a local vineyard as you gaze out at the hills and the local village. There's a summer kitchen where you can prepare a barbecue using the very best ingredients you've picked up from local markets, enjoyed en famille around the al-fresco dining table. Just a few steps away is the glorious and sunny swimming pool with sun loungers perfectly positioned facing the valley views. The garden is spacious and spread over 3 levels. It offers children plenty of room to play. Also there is a *petanque*/boules terrain on the middle garden terrace under the shade of a huge oak tree, with a deck, table and chairs. Enjoy an evening game of this traditional French game with all the family!

Indeed, it will be hard to leave this inviting abode yet there is so much to explore in this captivating part of the French Riviera. One of France's 'Plus Beaux Villages' is close by where you can wander around the pretty cobbled lanes, admiring the scenery surrounding you before seeking shade in one of the restaurant terraces under the plane trees.

Other local villages to discover, many with delightful weekly markets, include Caillan with its flower-filled lanes, Montauroux perched in the hills and Fayence with its world-famous flying school. Grasse, known for its perfume heritage and idyllic setting, is just forty five minutes away and within an hour you can be soaking up the sun on some of the Côte d'Azur's finest beaches such as Cannes or Saint-Raphaël.

Not to mention wonderful hikes through the forests, wine-tasting in outstanding vineyards and golf in prestigious locations nearby. Whether visiting the coast or the incredible hinterland, this part of the French Riviera offers tranquillity and exploration in equal measures.



## Facilities

Walking/Hiking Paths • Ideal for Kids • Golf Nearby • Wine Tasting • Private Pool • Horse Riding • Cycling • Historical Sites • Cots (Cribs) • Ideal for Teens • Maid Service Available • Heated Pool • Ground Floor Bed & Bath • <1hr to Airport • Pool Safety Feature • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Indoor Games • Satellite TV • Heating • Ideal for Babies & Toddlers • Boules/Petanque • High Chair(s)

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living room with sofas, chairs, fireplace and satellite TV
- Kitchen-diner, fully-equipped including dishwasher, large fridge, gas stove, oven, microwave and kettle. Dining table and doors leading to terrace
- Bedroom with double bed (160x200cm) and ensuite bathroom with bath and WC\*
- Bedroom with twin beds (90x190cm each)
- Bathroom with bath and WC

*\* There is a small alcove with bunk beds suitable for sleeping 2 children, available on request only.*

### First Floor (via spiralling staircase from living room)

- Bedroom with double bed (160x200cm) and ensuite shower room with WC\*
- \* There is a pull-out sofa bed for sleeping 2 adults, available on request only.*

## Outside Grounds

- Swimming pool (10mx5m, approximate depth: 1m-2m) with pool safety alarm and roman steps, open from March to end of October. Heating available on request (payable locally)
- Pool terrace with 6 sun-loungers and a parasol
- Large terrace by house with lounge chairs
- Covered terrace for al-fresco dining with table for up to 10 guests
- Summer kitchen with plancha and BBQ
- Garden (over three levels, 2200m<sup>2</sup>)
- Garage (on lower level, via external steps)
- Petanque/Boules
- Parking spaces on site

## Facilities

- Wi-Fi
- Central heating
- Satellite TV
- Washing machine
- Iron and ironing board
- Toys for young children
- Cot with mosquito net
- High-chair
- Paddling pool



## Location & Local Information

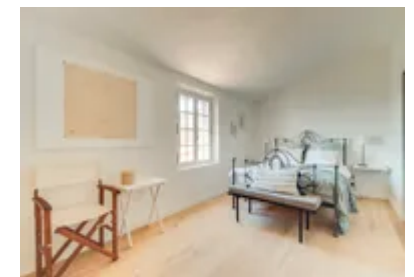
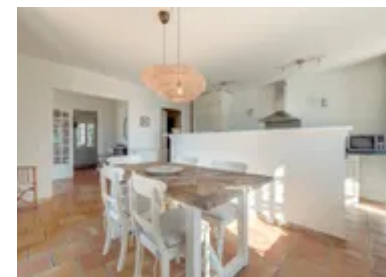
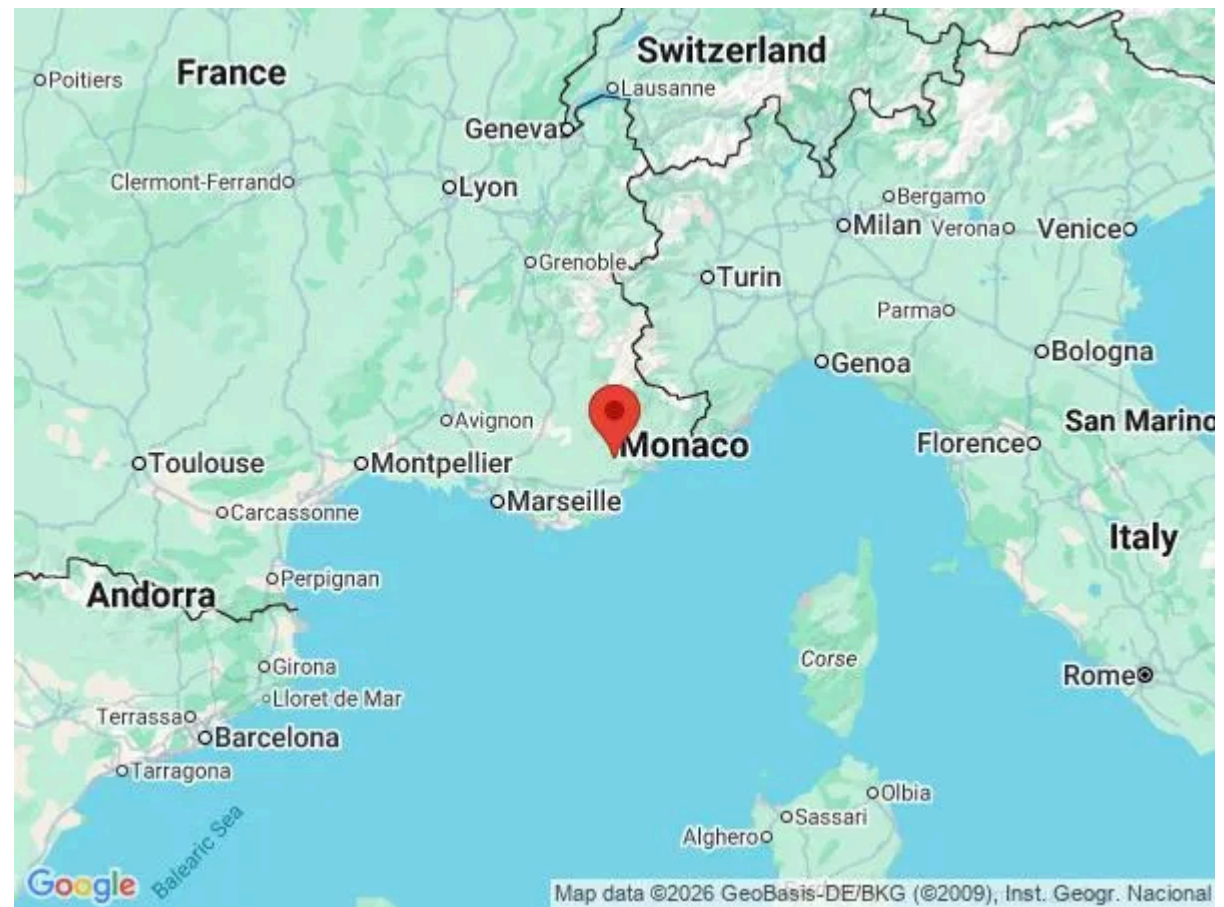
Le Sud is set on a hillside in the beautiful countryside with valley views of the surrounding the French Riviera landscapes and towards the local village. In the eastern Var department, it's close to some of the region's most idyllic 'perched' villages as well as being under an hour to the Côte d'Azur beaches of Cannes, Fréjus and Sainte-Maxime.

The local village is known to be one of France's 'Plus Beaux Villages' and is filled with narrow, cobbled lanes and lovely restaurants with terraces shaded by the beautiful plane trees. Discover the ancient fountains, historical buildings and amazing views from this charming medieval village.

Other dreamy villages to explore include Fayence with its charming streets, beautiful cafés plus a weekly Farmer's market selling all sorts of local delights, Callian with its pretty winding streets and flower-filled staircases and lovely Montauroux, perched in the hills, with its street market on a Tuesday. Indeed, every day you will be able to find a local village hosting a market where you can truly soak up the Provençal ambience of this breath-taking region.

Not forgetting the stunning town of Grasse, around 45 minutes away, known for its perfume heritage and fields of lavender. Drive further towards the rugged interior and enjoy spectacular views of the whole riviera from Gourdon (46km), swim from the rocks in Gorges du Loup (44km) or head to wonderful Caussols (48km) you will find an observatory in this stunning location. For a truly spectacular day out, head to the Gorges du Verdon (68km), one of France's greatest 'must see wonders'.

There are some wonderful hiking trails through the forests surrounding the village and region. Cycling and horse-riding are also popular pastimes here. Golf-lovers can tee-off at the world-renowned Terre Blanche Golf around 12km away or drive a little further to the magnificent Saint Endréol Golf course. For a truly special experience there is



a Gliding school in nearby Fayence, voted by Conde Nast Traveller to be the best gliding in the world!

Whilst in the French Riviera, why not sample some of the local wines in one of the many vineyards surrounding the local village and region. Tours and tastings are available, as are fine-dining experiences at some.

Water-lovers must head to Lac de Saint Cassien, about 45-minutes away, where you can hire pedaloes, rowing boats, try out windsurfing or simply swim off the waters edge. Or head south to some of the French Riviera's finest beaches with charming Saint-Raphaël (40km), Sainte Maxime (53km) easily reached within an hour. For a touch of glamour, why not head to Saint-Tropez (67km) for a memorable day trip, maybe also stopping off at Pampelonne beach with its world-famous beach clubs.

The fashionable city of Cannes (47km) is also a fantastic place to visit during your stay. Take a walk along the city promenade in Cannes, La Croisette, as you soak up the glitz and glamour that surrounds you. The city has a brilliant nightlife, some superb restaurants and a great choice of lovely sandy beaches, both public and private.

## Local Amenities

Nearest Airport	<b>Nice Airport (65km)</b>
Nearest Village	<b>(20-minute walk (downhill)/5-min drive)</b>
Nearest Restaurant	<b>Local village (20-minute walk (downhill)/5-min drive)</b>
Nearest Shop	<b>Local village - small grocery store (20-minute walk (downhill)/5-min drive)</b>
Nearest Supermarket	<b>Super U (7km)</b>
Nearest Town/City	<b>Draguignan/Cannes (30km/47km)</b>
Nearest Golf	<b>Terre Blanche Golf (12km)</b>

Nearest Beach

**Fréjus Plage**  
**(40km)**

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## What we love

- This lovingly restored home is full of character, warmth and light
- Each of the three pretty bedrooms has its own bathroom
- Enjoy glorious valley views from the various terraces and gardens
- This is a peaceful location yet very near one of France's '*Plus Beaux Villages*'
- The glamour of the French Riviera coast is easily reached within an hour

## What you should know...

- The last 75m of the approach to the villa has some narrow turns but it's certainly possible for a standard car to manage them
- The beautiful terraced gardens feature a lot of steps and some low walls in places
- A bunk-bed and pull-out sofa bed accommodating 2 children and 2 adults respectively, are available on request. If both are request, the total capacity of the property becomes 10.

# Terms & Conditions

- **Security deposit:** €750 charged to clients' credit card before arrival 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, including central heating.
- **Linen & towels included?:** Yes, including mid-stay linen change for stays of more than one week.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** The swimming pool is open from March to the end of October. Weddings, stag/hen parties and any special events are not allowed. The gardener (and possibly other trades people) will require access to the gardens (and/or property) occasionally and the owner will inform you of this on your arrival. Any changes to this are on request only and subject to the availability of the gardener (or trades person). A bunk-bed and pull-out sofa bed accommodating 2 children and 2 adults respectively, are available on request. If both are request, the total capacity of the property becomes 10.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes, including mid-stay clean for stays of more than one week. Please note 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No.
- **Minimum stay:** 7 nights.
- **Pool heating charge?:** Yes, pool heating is on request at a charge of €100 per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Pool towels included?:** Yes.