

Belle Vue Cote d'Azur

Region: French Riviera (Cote D'Azur) **Sleeps:** 8

Overview

This bright, south facing villa revels in the best of both worlds, having the peace and quiet of a beautiful hillside location as well as easy access to town and coast a couple of kilometres away.

Belle Vue Côte d'Azur is a recently renovated four-bedroom villa which enjoys comfortable modern furnishings and spectacular views across the valley towards the sea. It's so easy to relax here with a glass of wine on the terrace, dine al-fresco with family and friends, admire the fragrant Mediterranean landscape or just take a few steps for a dip in the heated pool.

Inside the living space is bright and contemporary with light flooding through the sliding doors that lead straight to a wonderful covered terrace and swimming pool plus a spacious open-plan kitchen ideal for preparing a Provençal feast. Two of the four pretty bedrooms also have the luxury of French doors leading straight out to the heated pool.

There is plenty to explore nearby when you are ready to leave your Côte d'Azur paradise. There is everything you need in Cavalaire-sur-Mer including extensive sandy beaches perfect for relaxing, volleyball and sandcastles. The region's iconic palms, pines and insouciant ambiance are plentiful here alongside the bakery, supermarket, cinema, bars and restaurants. The town shares the same sun and blue sea of St Tropez but has fewer billionaires – it is particularly family friendly which has earned it a *Famille Plus* label.

There are so many activities to be enjoyed - you can canoe, kayak, snorkel, sail, windsurf, jet ski, dive or go deep sea fishing. The energetic could walk to St Tropez in six hours on a cool day while the more relaxed walker will



find that the six kilometres of La Croix - Valmer coastline offer stunning walks beside the sea. The wilder Plage d'Héraclée is the perfect place from which to watch the sunrise while Gigaro is a very family orientated beach with restaurants and water sports clubs.

There are a miles of coastal path to explore, a wealth of picturesque villages and towns to visit, long stretches of fine sand and just so many delights for everyone to enjoy. Don't miss a ferry trip to the lovely islands of Îles d'Or - Porquerolles remains a sanctuary from the glitz of the mainland and has miles of meandering footpaths, vineyards, castles and a monastery.

Facilities

Ideal for Kids • Go-Karting • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Cots (Cribs) • Heated Pool • Ideal for Teens • Beach Nearby • <1hr to Airport • Pool Safety Feature • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Bicycles Provided • Satellite TV • Outdoor Games • Heating • Boules/Petanque • Ideal for Babies & Toddlers

Interior & Grounds

Villa Interiors (140 m2)

- Open-plan living/dining room with doors to terrace and swimming pool
- Open-plan kitchen well equipped with oven, dishwasher, 3 induction hot plates, freezer, electric Senseo coffee machine, kettle, combination microwave. Doors to terrace and swimming pool
- Bedroom with double bed (160 cm x 200 cm), shower and WC
- Bedroom with double bed (160 cm x 200 cm). Door to the swimming pool
- Bedroom with double bed (160 cm x 200 cm), bath, WC and door to the swimming pool
- Bedroom with double bed (160 cm x 200 cm), shower and WC
- Separate Shower and WC
- Separate WC

Outside Grounds

- Heated swimming pool with safety alarm (8 x 4 m, depth: 0.6 - 2 m, available approximately mid-April to beginning October)
- Outdoor shower
- Large terrace (30m2) with terrace furniture and deck chairs (x4)
- Barbecue
- Boules
- Enclosed garden (terraced/sloping)
- Inner courtyard
- Enclosed parking (4 cars)

Facilities

- Wi-Fi
- Electric heating
- Air-conditioning
- Satellite TV (French only)
- Hi-Fi system
- Hair dryer



- 4 bicycles
- Single garage
- Washing machine
- Iron

Location & Local Information

Belle Vue Côte d'Azur enjoys a quiet hilltop location in a residential area just outside the town of Cavalaire-sur-Mer (2km) on the fabulous Côte d'Azur in south-eastern France.

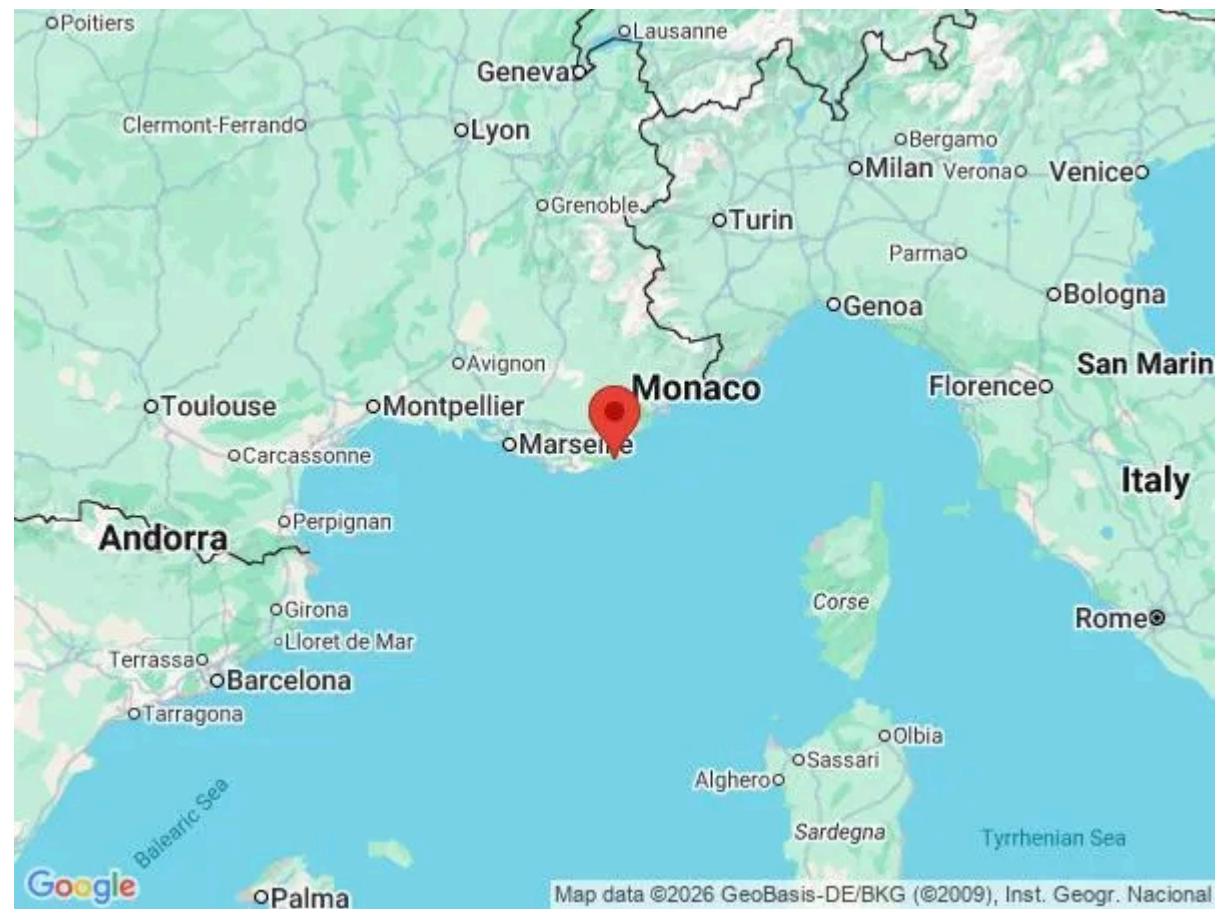
Situated between St Tropez and Lavandou on the southern bay of the Var French Riviera, it's surrounded by wooded hills. Here is a town which is both accessible and welcoming to holiday makers and families with the same iconic palms, pines and azure sea of some of its glitzy neighbours.

Cavalaire beach was used during the Allied landings in Provence in August 1944 but the four mile stretch of sand now provides a paradise for visitors with the wild Cap Lardier headland in the distance and the Îles d'Or shimmering far away offshore. The quality of the water at this beach is particularly good for swimming and there is a designated bathing bay.

With mountains dropping down into the sea, the Côte d'Azur is well known for its dramatic creeks. Bonporteau Beach, small but beautifully encircled by rocks and vegetation, is to be found just outside the town and can be easily accessed by foot or take the summer seaside shuttle to the end of Gigaro beach where you'll reach the coastal path and its fragrant Mediterranean vegetation and landscapes. The extremely energetic could walk to St Tropez in six hours on a cool day while the more relaxed walker will find that the six kilometres of La Croix - Valmer coastline offer stunning walks beside the sea.

The wilder Plage d'Héraclée (8km) is the perfect place from which to watch the sunrise while Gigaro (8km) is a very family orientated beach with restaurants and water sports clubs. If you are feeling adventurous, walk to the peaceful haven of Brouis Beach (10.5km) in the midst of unspoilt nature.

There are so many maritime activities to be enjoyed in Cavalaire – you can canoe, kayak, snorkel, sail, windsurf, jet ski or go deep sea fishing. Deep sea diving is a



speciality with plenty of diving schools catering for all abilities.

Follow the wine route and sample the Rosé in the small seaside resort of La Croix-Valmer (7km), situated at the foot of the pine covered Maures Massif. Explore its belle-époque villas and authentic Provençal markets. It's also famous for the annual Anches d'Azur, a music festival which welcomes amateur and professional musicians from around the world.

Fashionable St Tropez (20km) is renowned for its medieval streets, painted fishermen's cottages, boutiques, restaurants and a port where fishing boats are moored alongside luxurious yachts. Le Lavandou (21km) is a popular seaside resort with a yacht marina where you can watch the fishing boats bring in their catch. Sainte-Maxime (22.5) has been described as Saint Tropez's quieter little sister while Toulon (61km) is a significant naval base with a maritime museum and a backdrop of limestone mountains - a cable car shuttles visitors up Mont Faro.

Head to the delightful Bormes-les-Mimosas (25.5km), a real gem of a hillside village with a peaceful atmosphere, pretty stone walled houses and colourful flowers. Other idyllic villages include medieval Grimaud (19.5km), Gassin (10.5km), Ramatuelle (14km) and La Mole (22km) which has stunning trails through beautiful countryside. Keen cyclists can follow all or part of the old railway trail from Saint-Raphael (47km) to Lavandou (21km).

Don't forget to take a ferry from Cavalaire to the lovely islands of Îles d'Or, brought to life in the writing of George Simenon's novel Mon Ami Maigret. Porquerolles remains a sanctuary from the glitz of the mainland and has miles of meandering footpaths, vineyards, castles and a monastery.

Local Amenities

Nearest Airport	Toulon Hyères Airport (44km)
Nearest Train Station	Gare de Hyères (43km)

Nearest Town	Cavalaire-sur-Mer (2km)
Nearest Restaurant	Cavalaire-sur-Mer (2km)
Nearest Supermarket	Cavalaire-sur-Mer (2.5km)
Nearest Beach	Tamaris (2km)
Nearest Golf	Golf Club Saint-Tropez (20km)

What we love

- A modern, comfortable villa with a fabulous hillside location on the Côte d'Azur enjoying spectacular views across the town and valley towards the sea, just a couple of kilometres away
- You can step straight into the shimmering heated swimming pool, beautifully situated adjacent to the villa and terrace. Enjoy the vistas surrounding you as you swim!
- Cavalaire-sur-Mer has miles of fine sandy beaches, plenty of activities to suit all ages as well as providing every practicality you might need for your holiday

What you should know...

- 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
- The surrounding gardens on this beautiful hillside are terraced and sloping in parts
- Two of the double bedrooms have French windows leading straight out to the swimming pool
- In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.

Terms & Conditions

- **Security deposit:** €700 charged to client's credit card by the owner before/upon arrival or by cash and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 4.00 p.m. and 7.00 p.m. Other arrival times are on request only - please enquire.
- **Departure time:** Before 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, excluding pool towels.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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. Weddings, stag/hen parties and other celebrations are on request only. A cot, buggy, highchair and children's booster seat can all be reserved in advance, on request and subject to a supplement. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes. However, 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.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Please enquire for pool heating supplement. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax included.
- **Pool opening dates?:** The pool is open approximately mid-April to beginning October. 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.