

Maison Cocotier

Region: Provence-Alpes **Sleeps:** 6

Overview

Nestled in the Provençal countryside, Maison Cocotier is the ideal base to discover the best that the region has to offer.

This gloriously bright house features ample amounts of natural light and the large terrace doors fill the living area with sunshine. With comfortable sofas and a home cinema, there's room for everyone to spend a cosy evening in together playing cards or watching a film. There are three delightful bedrooms decorated with comfortable furnishings and the same bright and airy feel. The modern kitchen is spacious, well-equipped and perfect for those keen to prepare fresh home-cooked food. The shaded terrace dining area is an idyllic spot to enjoy an evening meal.

Step outdoors and you are met with a 7000m² oasis of grassy lawns, shady trees and vivid flowerbeds. Whether you fancy soaking up the sun on a deckchair, cooling off in the pool or reading a book under the cover of a leafy tree, these lush grounds offer the ultimate relaxation. Younger guests will also delight in the 'plage'-style shallow end of the pool, outdoor play area and ping pong table. Towards the back of the gardens there is even a paddock which is occasionally home to the owner's two horses.

The much-loved city of Avignon (13km) is just a short drive from this charming villa and offers scenic squares, high-quality cuisine and a lively atmosphere. There are plenty of shops and markets to discover and a wander around Avignon's winding, café-adorned streets will lead you to the city's two UNESCO World Heritage Sites: the Pope's Palace and the Saint Benezet Bridge. Nîmes (46km) rivals Avignon's history with its own World Heritage Site, the Pont du Gard, and the city's collection of Roman remains is also worth a visit.

This region is filled with delightful villages and visitors are truly spoilt for choice when it comes to discovering the immediate area. Popular St-Remy-de-Provence (13km) and picturesque Les Baux-de-Provence (20km) are within easy reach while Van Gogh's beloved Arles (28km) is just slightly further away. Take a scenic walk through the olive groves, cypress hedges and orchards in the nearby Alpilles Natural Regional Park or stroll along one of the many vineyards that dominate the landscape. Horseriding and kayaking are also great ways to discover the stunning Provençal countryside.

Facilities

Canoeing/Kayaking • Villa • Walking/Hiking Paths • Ideal for Kids • Golf Nearby • Air-Con • Fishing • Recommended • Wine Tasting • Private Pool • Historical Sites • Tennis Nearby • Cycling • Special Offer • Ideal for Teens • Has Discount • Ground Floor Bed & Bath • <1hr to Airport • Pool



Safety Feature • Wi-Fi/Internet • Rural Location • Outstanding Landscapes
• Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Outdoor
Games • Home Cinema • Trampoline • Slide • Bikes • Ideal for Babies &
Toddlers • Boules/Petanque • Fenced Grounds

Interior & Grounds

Maison Interiors (230m2)

- Living-dining room with home cinema
- Kitchen, well-equipped including American fridge-freezer, dishwasher, microwave, electric oven, gas hobs and kitchen island. Doors opening out to garden
- Conservatory with dining table and lounge corner
- Bedroom with double bed (180x200cm) and TV
- Bathroom with double sink, bath and Italian shower
- Bedroom with double bed (160x200cm) and TV
- Bedroom with double bed (160x200cm) and TV
- Shower room with Italian shower and WC
- 2 x WCs
- Access to cellar/laundry room

Outside Grounds

- Swimming pool (12x5m, depth: 0.6-1.8m) includes shallow-end 'plage' (5x2.5m, depth: 0.4m) with a safety shutter
- Outdoor shower
- Terrace (50m2) with bioclimatic pergola and dining area for 8-10 guests
- Outside lounge area with sofa, arm chairs and coffee table
- Sun-loungers (x6)
- Gas plancha-style BBQ
- Play area for children with slide and ping pong table
- Pétanque pitch
- Enclosed gardens (3000m2)
- Enclosed grounds beyond garden (4000m2) sometimes with two horses
- Parking area, partly covered
- Automatic gate

Facilities

- Wi-Fi
- Air-conditioning
- 4 TVs
- DVD player



- Hi-Fi
- Home-Cinema
- 2 washing machines and a dryer

Location & Local Information

Maison Cocotier is ideally situated in the heart of the stunning and immensely popular region of Provence.

The nearest village is just 3km away and has a supermarket, a handful of restaurants and a selection of small jewellery boutiques, as well as a market on Tuesday mornings. There are indoor and outdoor tennis courts and a series of trails and paths that take you on a fauna-filled countryside ramble to neighbouring villages. There's also plenty to do in the nearby village of Graveson (5km), such as walking, playing tennis and visiting the Aquatic Garden "Aux Fleurs de l'Eau". Friday is market day in Graveson, with both a crafts market and farmers market selling fantastic local produce.

There are a handful of charming and authentic villages within easy reach, all offering historic buildings, local markets and plenty of hidden gems when it comes to eating out. The popular town of St-Remy-de-Provence (13km) is worth a visit, as is the less well-known but equally as picturesque Saint-Etienne-du-Grès (14km). Les Baux-de-Provence (20km) is just a little further away and is commonly referred to as one of the most beautiful villages in France. Set atop a rocky crag, the medieval village features castle ruins and an ancient fortress, with spectacular views of the sprawling countryside below. Further south is the fascinating town of Arles (28km), where Vincent Van Gogh once lived. The town is full of Roman treasures, including the amphitheatre and crypts dating back to 46BC.

Avignon (13km) is just a 20-minute drive away and is a bustling and exciting city to visit. The cobbled streets are lined with boutique shops, lovely cafés and quality restaurants while the markets offer a great selection of local produce. In the evenings, head to the Bohemian Quarter by the Sorgue River for some drinks, live music and a laid-back ambiance. The city's two World Heritage Sites, the Pope's Palace and the Saint Benezet Bridge, provide an insight into Avignon's past as well as a great photo opportunity! Nîmes (46km) is a little further away but is also a fantastic city to visit and the nearby Pont du Gard World Heritage Site (35km) is a breath-taking Roman aqueduct.

There are countless activities on offer throughout the region, including horseriding treks and kayaking in the Sorgue River. Immerse yourself in the Provencal countryside by strolling through a vineyard or by following one of the trails through the olive groves, orchards and cypress trees in the nearby Alpilles Natural Regional Park. Cycling is another fantastic way of exploring the area and there are plenty of routes for cyclists to explore.



Local Amenities

Nearest Airport	Avignon (16km)
Nearest Airport 2	Nîmes (45km)
Nearest Golf	Golf Barbentane (7km)

Nearest Restaurant	Rogonas (3km)
Nearest Supermarket	U Express (4km)
Nearest Tennis	Rogonas (3km)
Nearest Town	Saint-Rémy-de-Provence (13km)
Nearest Train Station	Gare d'Avignon TGV (10km)
Nearest Village	Rogonas (3km)

What we love

- This house enjoys 7000m² of lush gardens, including a paddock sometimes with the owner's two horses.
- The 12m swimming pool also features a shallower 'plage' style end which is ideal for splashing around!
- It's an easy drive to the historical city of Avignon and there are plenty of delightful Provencal villages nearby.
- The shady seating and dining areas, umbrellas and deckchairs are perfect for outdoor living.

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.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- You may sometimes spot the owner's cat in the gardens.
- The house has 7000m² of grounds, of which 3000m² is enclosed gardens and 4000m² is a paddock occasionally home to two horses.

Terms & Conditions

- **Security deposit:** €1500 charged to client's 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.
- **Linen & towels included?:** Yes.
- **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. Please note that your booking will only be confirmed once we have checked availability with the owner. Weddings, stag/hen parties and other celebrations are not permitted.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Extra €160, paid locally. 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 civil liability as well as cancellations, personal belongings, public liability and any accidental damage caused during their stay. A copy of this policy may be requested by the owner before arrival.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable locally (typically costs €2-€4 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Yes.