

# VILLA SYLVIE

FRANCE | PROVENCE



**3 Bedrooms**



**6 Guests**



**£3640 - £7280 / week**





- › Air Conditioning
- › Chef service available
- › Family villa
- › Heatable Pool
- › Near the airport
- › Romantic villa
- › Table tennis
- › With WIFI

“Villa Sylvie is a beautiful stone holiday home decorated in contemporary style to a very high standard, with its very own private pool.”

Offering great comfort for a pleasantly relaxing holiday, this traditional French cottage covers an area of 150m<sup>2</sup> and can accommodate up to 6 people (ideal for children is a further bedroom with 4 beds). The ground floor comprises of a fully equipped modern kitchen, a beautiful sunny living room which extends out onto a terrace overlooking the swimming pool (7m x 4m), and a garden with comfortable sofas and summer lounges under a pergola with eating area, barbecue, table tennis, and boules.

The accommodation consists of two double bedrooms with large beds (2m x 2m) and en-suite shower rooms, one bedroom with two single beds (2m x 1m) and bathroom with shower and WC, and the first-floor acts as a dormitory with four separate beds and a large shower room.

A small entrance hall leads to a large open plan living room with large patio window and door to a large terrace which is tastefully furnished and painted in pale natural colours with stone floors. To the other side of the living room is a fully equipped kitchen with modern appliances with a sink, cooker, and a large dining table with French doors which open to a covered pergola terrace.

On the ground floor, is a large double bedroom with 2m x 2m bed and en-suite bathroom with double sink. The second large double bedroom also has a 2m x 2m bed with en-suite shower room; large walk in shower, sink, and WC. The third is a twin bedroom with 1m beds and en-suite shower room with large walk in shower, sink, WC, and French doors leading to a small private terrace. A separate WC is also situated on this floor. There is a spiral staircase which leads directly to the first floor (a children's bedroom/dormitory). Four 90cm beds with large family shower room; double basin and WC. All bedrooms have air conditioning.

To the front of the house there is a large pergola with gas barbecue and just below is a heated pool (7m x 4m). Ample parking is provided and there is also a large carport for 3 cars. Villa Sylvie is just 5 minutes from the shops, 20 minutes from the TGV train station, 15 minutes from the north-south motorway, and 20 minutes from a major airport.

## ACCOMMODATION

### Ground floor:

Entrance hall.

Cloakroom with WC.

Large open plan living room with patio door to terrace and garden with dining area.

Full equipped modern kitchen (full range cooker, fridge freezer, and many other appliances), eating area.

Separate WC (usage bedroom 1).

Bedroom 1 - double 2-meter bed with TV, en-suite bathroom with bath and basin.

Bedroom 2 - double 2-meter bed with TV, en-suite shower room with walk in shower, basin, and WC.

Bedroom 3 - twin beds 1 meter each with en-suite shower room with walk in shower, basin, WC, and French door to a small private terrace. All bedrooms have A/C.

### First floor (via spiral staircase):

Bedroom 4 - dormitory with 4 twin beds.

Separate shower room with double basin and WC.

### Grounds:

Heated (additional fee) pool with surrounding decking (7m x 4m). Pool towels. Large portable Weber gas barbecue. Boules pitch. Table tennis. Store room with washing machine and dryer.

## DISTANCES

Pernes-les-Fontaines 3 km.

Carpentras 7 km.

Sorgues 15 km.

Avignon & TGV railway station 22 km.

Orange 40 km.

Nimes airport 50 km.

Marseilles airport 70 km.

Avignon TGV railway station 20 km.

Golf 10 km.

Tennis courts in village 3 km.

Horse riding and cycling available locally.