

# VILLA MEDITERRANEE

TRADITIONAL & UNIQUE | TRADITIONAL FRANCE



**5 Bedrooms**



**10 Guests**



**£15000 - £20745 / week**



- › Air Conditioning
- › Family villa
- › Heatable Pool
- › Near golf courses
- › Near shops/restaurants
- › Near the beach
- › Secluded location
- › With seaviews
- › With WIFI

Plunged into 5,000 m<sup>2</sup> of beautifully maintained Mediterranean gardens encompassing olive trees and palm trees, this elegant French Riviera villa with private heatable pool, billiard room and helipad affords magnificent views over the Bay of St Tropez.

The prime, hilltop location of this refined property on the edge of Grimaud ensures a privileged view point over the entire bay of St Tropez and the undulating countryside all around it. The quaint village of Grimaud with its restaurants, shops and castle is easily accessible from this villa as is Port Grimaud, the beaches in Sainte Maxime and Saint Tropez itself.

## **ACCOMMODATION**

### **Ground Floor**

Large entrance hall.

Large living area, high vaulted ceiling, sofas and armchairs, floor to ceiling windows, door to terrace, sea view.

TV den (satellite channels available).

Office.

Large dining room for 10 guests.

Billiard room with a modern bar.

Fully equipped modern kitchen, door to covered terrace, outdoor dining facilities, large plancha and small BBQ.

Bedroom 1: large double bed, en suite bathroom, WC, shower cubicle, double vanity.

Bedroom 2: large double bed, en suite bathroom, WC, shower cubicle, double vanity.

Bedroom 3: Master double bedroom, large double bed, en suite bathroom, WC, shower cubicle, double vanity, office area, walk-in closet, direct access to garden and pool area.

### **First Floor**

Bedroom 4: 1.60m bed, en suite, shower room, country views.

Bedroom 5: Master double bedroom, fitted wardrobe, en suite bathroom, shower cubicle, double vanity sinks and WC, sea view.

## **OUTSIDE**

Large Mediterranean gardens comprising olive trees and palm trees, flat lawn. Private 12x7m heatable pool (with a shallow end for children and for sunbathing in the water; Roman steps), sunbathing area. Covered terrace, outdoor living area and al fresco dining facilities, plancha & BBQ. Ample parking.

## **LOCAL AREA**

Nearest Town: Grimaud (3 km).

Nearest Beach: Saint Tropez (7 km).

Nearest Airport: Nice airport (70 km).