

# The Boat House

**Region:** Cote d'Azur

**Sleeps:** 8 **Bedrooms:** 4

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## Overview

This wonderful, chic converted boat house is located right on the sea between the main beach and the port in the town of Les Issambres, Cote d'Azur. At The Boat House you eat, sunbathe, sleep and wake up inches from the beach. The French call it 'pieds dans l'eau' (feet in the water) and there isn't a house in the Mediterranean closer to the water. Whilst others are getting into their cars and heading through the Riviera traffic for the beach you are already there, before your eyes have opened. Air conditioning throughout. Heated pool.

FLEXIBLE Bookings. 5 nights minimum during high season and 3 nights minimum out of season.

## Description

The Boat House has four bedrooms and three bathrooms. A beautifully converted house at the water's edge with a swimming pool, panoramic roof terrace, large kitchen and dining area. Set in a beautiful cove in the middle of Les Issambres across the bay from Saint Tropez. Just 300m from the village centre, where there is a great butcher, baker, supermarket and fish shop. There are local tennis courts, cafes, bars and restaurants and a market on a Monday morning. Walking distance from the Bateau Vert water taxi into St Tropez.

Here you eat, sunbathe, sleep and wake up inches from the beach. This villa is 'pieds dans l'eau' with the Mediterranean directly in front of you. Wake up, smell the coffee and take your mug with you to paddle in the sea!

From the main room, French doors lead out onto the terrace jutting right out over the sea, and up above is a stunning large roof terrace where you can swim in the pool, sunbathe or simply take in the wonderful view over the sea to St Tropez.

Both the villa itself and the terrace measure 120 m<sup>2</sup>.

### Ground Floor

The main room features an open kitchen, breakfast bar, lounge area with large sofa and glass bifold doors opening out onto the terrace that juts out into the sea.

Above you, there is a spacious, roof terrace with wonderful sea views. You can lie in the sun or the shade gazing out to the sea and watch boats go back and forward to St Tropez. There are sunbeds and parasols on the roof terrace beside the pool, plus a dining table and chairs. There is also a BBQ on the terrace, steps down from the lower terrace giving direct access to the beach, and an outdoor shower.

All four bedrooms have sea views.

The house is equipped with air conditioning, a washing machine and dryer, WIFI, BBQ and an outdoor shower. The roof terrace has an outdoor dining table with shade, and there are parasols and sunbeds on the roof terrace.

The kitchen area is equipped with two dishwashers, an induction hob and an American fridge/freezer.

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The open-plan lounge area comes with Television and iPod docking station, there are also Bluetooth speakers.

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## Layout

4 bedrooms to sleep 8 guests all with sea views.

Of the four bedrooms three have great sea views, the third is a bunk room, with a double bed on the lower bunk.

Bedroom 1 - Master Bedroom, double bed with en-suite 'wet room'.

Bedroom 2 - double room with fitted wardrobes

Bedroom 3 - twin room with fitted mirrored wardrobes

Bedroom 4 - bunk room, one double bunk and one single bed also with wardrobe and SMART television. This is also a great room for children to relax and watch some television in.

A family bathroom with bathtub, shower and wc.

A guest toilet with WC

Master bedroom wet room with WC

A Shower Room with heated towel rail

A separate WC with wash hand basin

## More Info

Air Conditioning throughout

Heated Swimming Pool, approximately 3m x 8m.

Outdoor Showers

WIFI

Close to town

Close to Port (Ferry to St Tropez)

BBQ

Two outdoor dining terraces (overlooking the Sea)

Indoor Dining

Bluetooth Speaker

Smart TV / Netflix

Cot and highchair available

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to beach (<15 mins)
- Easy walk to shops (<15 mins)
- Private pool
- Heatable pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- Sea view

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## Location

Port of Les Issambres - 300 metres

Nartelle Beach - 3.5 kms

Sainte Maxime - 6.5 kms

St Tropez - 20 kms

Fréjus - 14 kms

Nice Airport - 74 kms

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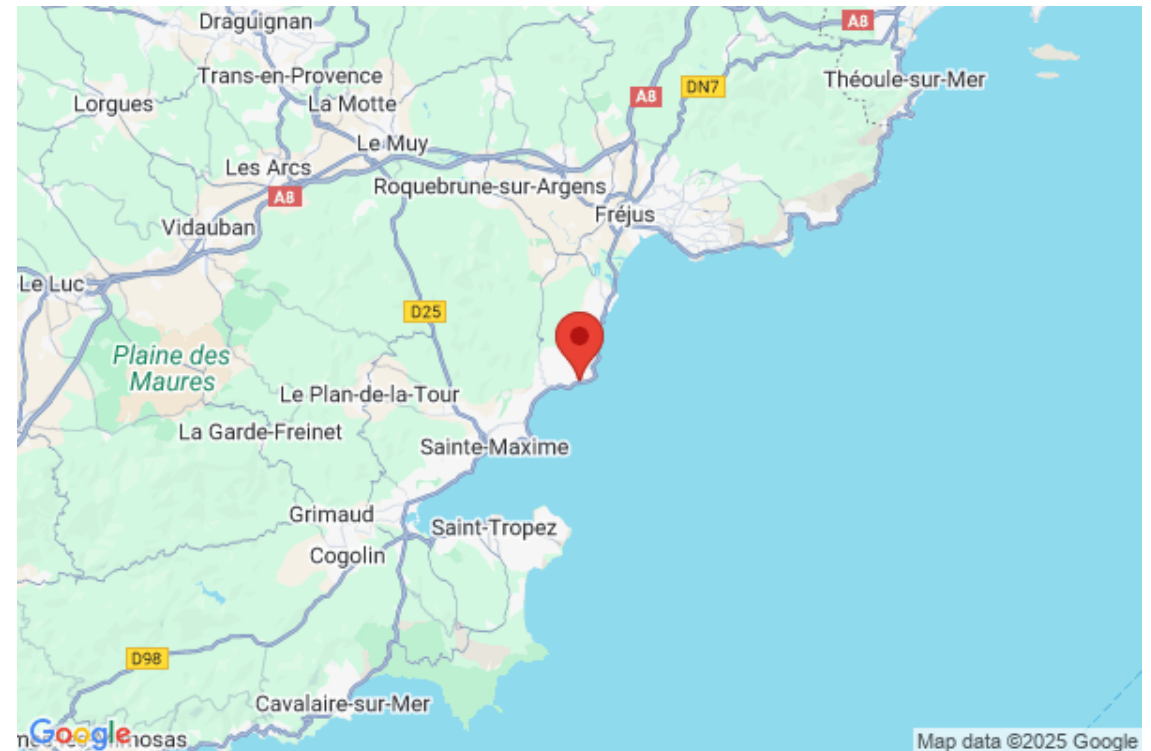
Les Issambres is a lovely little town that offers a great butcher, numerous bakers, a supermarket and even the weekly market is less than 300 yards away. There are also local tennis courts next to the sea. Local shops include Tarte Tropezinne boulangerie, pharmacy, supermarket etc within walking distance. Also restaurants, pizzeria, bars etc.

### Activities:

At St Maxime, there is a marina, a waterferry to and from St Tropez (see [www.bateauxverts.com](http://www.bateauxverts.com)) a great 18 hole golf course ([www.golfbluegreen.com](http://www.golfbluegreen.com)) and many wonderful restaurants, both formal and informal.

Other nearby attractions include Nartelle Beach, Grimaud Village, Port Grimaud, St Tropez, Boat Tours and Wine Tastings (please let us know in advance if you need information and we can assist).

Local activities available include water sports, golf, tennis, river kayaking, jet skiing, and many others.



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## Photos



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