

# Villa Leonie

**Region:** Cote d'Azur

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 4

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## Overview

Villa Leonie is a well-appointed secluded property located a short distance from the coast between Gassin and La Croix Valmer. The villa boasts stunning wooden floors and large windows offering fantastic views over the surrounding countryside.

## Description

La Croix Valmer: Secluded and stylish family villa with superb outdoor area including a private pool.

All bedrooms are air conditioned and have doors leading to the terraces on both floors.

This is the perfect family villa; the superb outdoor space includes a large garden, solar-heated pool, table football, boules pitch and a play area with table tennis. If you prefer to be less active however guests can relax on a variety of sun beds or unwind in the Jacuzzi tub.

Whilst the villa is secluded and in a peaceful location it just a mile away from La Croix Valmer and Gassin; ideally located for evening drinks and dinner with a selection of restaurants and bars on offer. La Croix Valmer has a popular Sunday market and there are several options nearby if you are keen on wine tasting. The famous St Tropez beaches are approximately 15 minutes drive.

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## Layout

### ACCOMMODATION

The ground floor comprises a living room with open fire (TV, DVD, CD - Netflix and Prime), fully equipped kitchen, laundry area and dining area and doors to the terrace. There is a double bedroom (160 cm bed) with ensuite bathroom and doors to the terrace. A further cloakroom completes the ground floor area.

Moving to the first floor there is an office space on the mezzanine level (stairs can have child stair gates fitted at either end if needed). There is a double bedroom (160 cm) and a double/twin bedroom (2 x 0.90cm or 1 x 160 cm) both with doors to the terrace. A separate shower room and separate WC are also located on the first floor. Finally there is a further double bedroom (160cm) with ensuite shower room and door to the terrace.

A separate guest house offers a living area, double bedroom (160 cm) with door to large terrace and shower room - the bed in the guest house can lift up flat against the wall creating additional floor space if needed.

## More Info

### OUTSIDE:

Enclosed gardens, private 11m x 5m solar heated infinity pool, decked area, gazebo, Jacuzzi, outdoor kitchen area with bar, covered terrace, dining facilities, gas BBQ, table tennis, boules pitch and play area. There is parking for several cars.

### Included:

2 hours mid week maid service per week. Solar pool heating. WiFi internet. Pool towels. Air conditioning in bedrooms.

### Extras:

Additional maid service €20 per hour.

A local tourist tax is due at this property (this is under 2 euros per person over 13 years per day)

Minimum two-week rentals from 15th June until the end of August.

## Features

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Heatable pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Barbecue
- Terrace
- Spacious garden

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## OUTSIDE:

Enclosed gardens, private 11m x 5m solar heated pool, decked area, gazebo, Jacuzzi, outdoor kitchen area with bar, covered terrace, dining facilities, plancha, table tennis, boules pitch and play area with childrens swings and other play items for young children. There is a small koi pond in the garden. There is parking for several cars.

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## Location

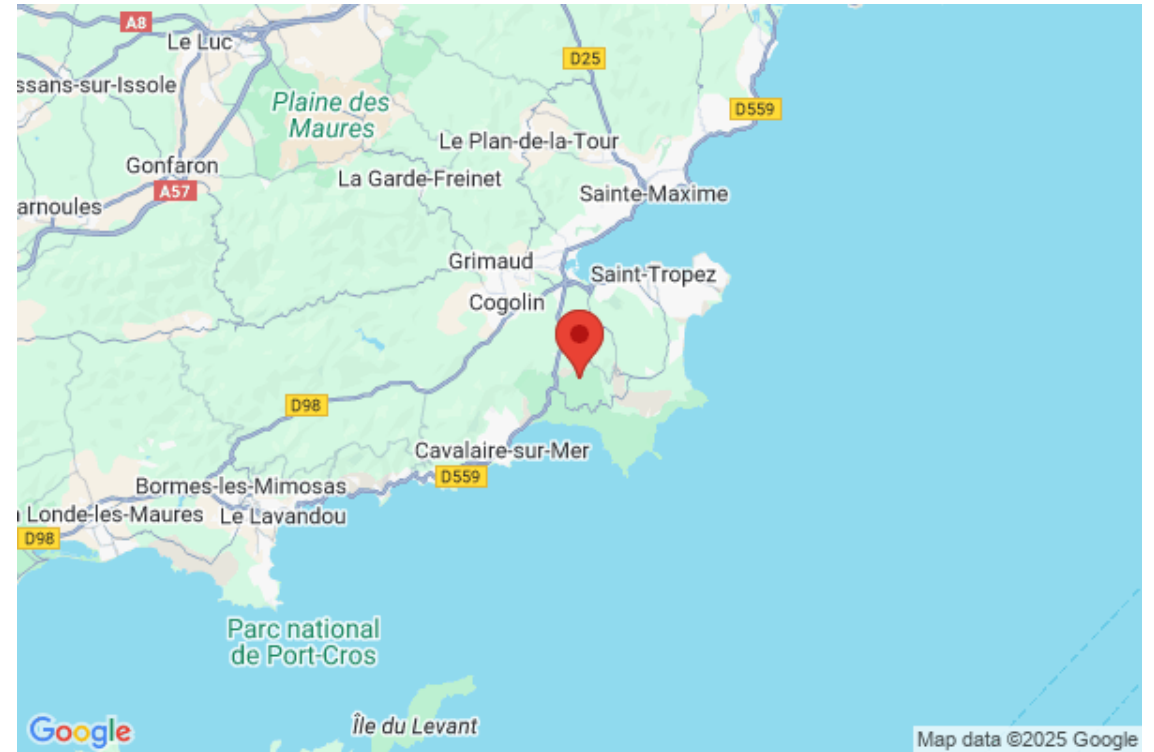
### DISTANCES

Nearest Airport: 4.5 km.

Nearest Port: 6 km.

Nearest Town: Mykonos Center 3.5 km, Ornos 1.2 km.

Nearest Beach: Agios Ioannis Beach 300 metres.



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## Photos



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