

# La Villa Douce

**Region:** Cote d'Azur

**Sleeps:** 12 **Bedrooms:** 7 **Bathrooms:** 4

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## Overview

La Villa Douce is a wonderful property to have a holiday in - not only is it in a fantastic location, but it also has facilities for the entire family. Home cinema, satellite TV, wifi, pool table, ping pong, boules court and exercise room and just some of this property's myriad features. Thanks to the heatable swimming pool, you can relax on the lawn in the secluded garden and watch the birds fly by. With 6/7 bedrooms, this villa can sleep up to 12 people. Air conditioning in living areas. Pet-friendly.

**FLEXIBLE CHANGEVER DAYS IN LOW SEASON!**

## Description

La Villa Douce is situated in a charming village, only 30 minutes from Cannes and other popular coastal towns. This very spacious and luxurious villa is extremely well equipped with so many different activities such as a home cinema, satellite television, wifi, a slate bed pool-table, table football, table tennis table, a boules court as well as a well-equipped exercise room including the latest spinning bike.

The beautiful 11m x 4.2m heatable swimming pool is the key feature of the property and offers beautiful views and sunsets. The gazebo offers shade and the summer kitchen, together with super-comfy Indonesian hammocks.

The Villa is set in one acre of Provincial gardens in a truly secluded location, offering stunning views of the surrounding areas. Overlooking the private swimming pool with sun loungers, is a summer kitchen complete with a barbecue and a table seating 12 on the patio - the perfect place for a delicious home-cooked meal with local ingredients from the market. The pine and olive trees provide natural shade, great for sitting outside with a good book.

Internally, there is a pond housing some very large Koi carp, and numerous seating areas externally and internally to provide a relaxing area for your holiday.

Very new kitchen with breakfast bar and stools. Large US fridge/freezer, double hob. Dishwasher and washing machine.

Unusual 'Japanese' circular door to office area.

There is WiFi broadband internet throughout the entire property.

This villa is perfect for families wishing to relax together in a perfectly located villa, enjoying the beaches, forests and lakes that are all close-by, as well as the charming Provincial villages all with fantastic bars, restaurants and markets to enjoy.

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## Layout

7 Bedrooms, Sleeps up to 12 (for dining area etc)

- Bedroom 1 with King size double bed.
- Bedroom 2 with Queen size double bed.
- Bedroom 3 with Queen size double bed plus one single.
- Bedroom 4 with King size double bed, opens out to balcony.
- Bedroom 5 with King size double bed.
- Bedroom 6 and 7, (in independent apartment) with King size double bed leading to adjoining bedroom 7 with 1 bunk beds (suitable for adults also).

4 Bathrooms

- Bathroom 1 - Toilet, Bath (shower above bath),
- Shower room 2 - Toilet, - Shower Enclosure.
- Shower room 3- Toilet, - Shower Enclosure
- Bathroom 4 (in independent apartment) Toilet, bath and Shower Enclosure

Bedroom 1 and 2 shares one bathroom with bath/shower and WC.

Bedroom 4, 5 and 6 shares 2 shower rooms each with shower and WC.

Bedroom 6 and 7 share a large bathroom with bath and shower cubicle, WC.

Bedroom 6 and 7 is in separate studio with kitchenette, bath, shower, sink and WC. The beds here are a Kingsize double with adjoining bedroom with bunk beds. There is also a further single couch/bed in the main bedroom for further flexibility.

This apartment has its own little garden area so grandparents or friends or family with young children have their own privacy.

## More Info

Fans in all bedrooms.

Air conditioning unit in upstairs living area only.

Table tennis.

Billiard table.

Open plan kitchen.

Pool is alarmed and, if the gates to the end of the terrace are closed, can be fenced and secured. 11m x 4.2m.

Heatable.

Gym with bike, Nordic stepper, weights, stepper.

Travel cot and highchair available.

Floor Area:

3229 sq. ft.

- Max. occupancy: 12

- Pets considered - contact us for more information.

- Children welcome

- Non-smoking only

Suitability:

- Wheelchair inaccessible

For other requests eg babysitting, shopping, additional linen change, please contact us.

Pool and beach towels not provided, please bring your own.

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room
- Spacious garden
- i-Rent

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## Location



Nearest Airport - 60 Kilometres: Nice

Nearest Bar/pub - 1.5 Kilometres: Saint Paul-en-Forêt

Nearest Ferry - 37 Kilometres: Les Issambres to Saint Tropez

Nearest Golf - 8 Kilometres: Terre Blanche

Nearest Train - 27 Kilometres: Saint Raphael

Nearest Motorway - 20 Kilometres: A8

Nearest Restaurant - 1.5 Kilometres: Saint Paul-en-Forêt

Nearest Ski - 60 Kilometres: Grollelières

Nearest Beach - 27 Kilometres: Saint Raphael

Coast/Beach:

Nearest beaches are Saint Raphael and Frejus just 25 minutes drive away but otherwise Cannes 30 mins, Saint Maxime 35, St Tropez 45 and Nice 60 mins drive.

Travel:

An easy 50-minute drive from Nice airport and one and within one and a half hours of Toulon and Marseilles. Driving from Calais is a 1200km drive along the motorway to Aix-en-Provence and then along A8 to exit 39. There is a high-speed train from Paris to Nice.

Distances:

Within half an hour of great beaches yet walking distance to Saint Paul with shop/bakery, bar, three good restaurants and a weekly market. Also, there is a lake in the village, wonderful forest paths for hikers and cyclists, a horseriding school and Lake Saint Cassien offering pedalling, canoeing, rowing, fishing etc is just a 15-minute drive. The Gorges du Verdun also accessible in addition to wonderful streams and waterfalls with crystal clear water closeby for you to discover and enjoy.

Further Details:

The charming Medieval perched village of Fayence is a 5-minute drive with a nice supermarket, shops, good restaurants and lively market 3 times a week. There is an English Medical centre closeby in Tournettes and a range of bigger supermarkets are a 10-15 minute drive away also.

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There is a bus at the end of the lane (300m) to get to Saint Raphael train station and the beaches are a five to ten minute walk from there. It is possible to get to Cannes by train but there are only two or possibly 3 buses a day.

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## Photos





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