

# Les Mimosas

**Region:** Provence | Montmeyan

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 3

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## Overview

Les Mimosas is a spacious family villa located within walking distance to the amenities of Montmeyan in Provence. The charming house has a private heated swimming pool, table tennis, TV, WiFi and a beautiful outdoor area with outdoor dining. There is a fully fenced 3,000 m<sup>2</sup> garden, private parking and the swimming pool has a cover making this villa very child-friendly. Pets are welcome on request. Excellent base for exploring Haute Provence. 4 bedrooms/3 bathrooms.

(Property registration number: 83084000005 OF)

## Description

Les Mimosas is a large family-friendly villa that is located in the Provencal village of Montmeyan. Situated in a village setting, this classic Southern French villa has a private heated swimming pool and is set down a quiet track on the edge of the medieval village – the house is within walking distance to the centre, which has a mini-supermarket, artisan baker, butchers, restaurants and café and more.

This villa has a large fully fenced and secluded garden of 3,000 square metres, with a selection of beautiful trees including olive, bay, pine, oak, almond and cherry. There is a heated 8.5m in-ground private swimming pool (with locking retractable cover) and a patio and terrace, perfect for outdoor dining or sunbathing. There is a shady veranda that overlooks the pool area.

The large garden has badminton and table tennis, as well as a BBQ area and private parking.

The main living area contains an open plan kitchen with a separate dining area and a large lounge. The kitchen has a 5-ring gas cooker with a large oven, a double sink, a fridge-freezer, dishwasher, kettle and microwave. There is a washing machine in the garage and all utensils etc are provided.

The adjacent dining area has a large dining table which can seat up to 8 people, as well as a folding cot and highchair that are both available on request.

The lounge/dining area has a 40 inch HD flat-screen TV (internet tv); there is also a DVD player, a selection of board games, books and cookbooks. There is a leather corner sofa and a large wood burning stove (although this is only needed during winter).

There are three bedrooms located on the ground floor (two doubles and a twin); the fourth bedroom is on the mezzanine floor with an enclosed sleeping/lounge area with a drop-down double bed, sofa, TV and DVD player – there is an en-suite shower room/WC for this bedroom.

On the ground floor, you will also find the family bathroom with twin sinks, a bath and a walk-in shower. There is also a separate WC. There is a third bathroom in the garage (shower room with hand-basin and WC).

Pets are welcome on request.

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## Layout

Kitchen:

- 5-ring gas cooker with large oven
- Double sink
- Fridge/freezer
- Microwave
- Dishwasher
- Kettle
- Washing machine (in the garage)
- All cutlery and crockery included

Dining area:

- Dining table seating 8 people.
- Cot and highchair available on request.

Lounge:

- Leather corner sofa
- Large open fireplace
- 40 inch HD flatscreen TV (Internet tv)
- DVD player
- Selection of board games and books

Bedrooms

Ground floor:

- Bedroom 1 with 4 poster double bed,
- Bedroom 2 with double bed and
- Bedroom 3 with twin beds.

Mezzanine floor:

- Enclosed sleeping/lounge area with dropdown double bed, sofa, tv and DVD player. En suite shower room/WC.

Bathrooms

Ground floor:

- Family bathroom with twin sinks, bath and separate walk-in shower. Separate toilet.

Mezzanine floor:

## More Info

- Free wi-fi is included.
- Travel cot available on request.
- Pets accepted on request. Property is fully fenced and not near any busy roads.
- The villa has oil-fired radiators and a wood burning stove, though these are only required during the winter months.
- Patio and terrace for sunbathing. Sun loungers, parasols, outside dining and bistro tables and chairs are included. Many shady areas to sit outside.
- Table tennis table and badminton set, balls/shuttlecocks and bats/racquets provided.
- Ample parking is available within the grounds outside the property. The garage (which is used for storage purposes) contains a washing machine and separate shower room with wc which can be accessed directly from outside.
- The main living area of the villa is all on one level and, other than the front door threshold, has step free access to all rooms except the mezzanine.

The pool has a retractable cover. Parents are required to supervise children at all times and can use the cover for additional security when the pool is not in use.

Taxe de sejour extra - price will be confirmed on enquiry.

## Features

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

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- Shower room with sink and WC.

Garage:

- Shower room with hand basin and WC.

- The villa has oil-fired radiators and a large open fire, though these are only required during the winter months.

Garden and outside:

- Large fully fenced secluded garden of 3,000 square metres (0.8 acres) with a selection of trees including olive, bay, pine, oak, almond and cherry.

- Beautiful in-ground heated private swimming pool with retractable cover.

- Large pool terrace bordered with a variety of shrubs and trees

- Patio and terrace for sunbathing.

- Sun loungers, parasols, outside dining and bistro tables and chairs are included.

- Many shady areas to sit outside.

- Table tennis table and badminton set, balls/shuttlecocks and bats/racquets provided.

- Ample parking is available within the grounds outside the property.

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## Location

Montmeyan is on the edge of the Verdon National Park and is an excellent base for exploring Provence whilst enjoying rural peace and quiet at night. In addition to the local equestrian centre, it is a 10 minute drive to Quinson with access to boating and kayaking and the Museum of Prehistory. Quinson is also part of the stunning Gorges du Verdon, with the River Verdon, water sports on the breathtaking turquoise waters of Lac Ste Croix, pretty lakeside villages, sand and pebble beaches and hiking. The beautiful town of Cotignac is nearby with its spectacular cave dwellings, art shops and restaurants. Aups is the truffle capital of the Var and provides a further variety of excellent restaurants and shops. Traditional Provencale markets can be found on any day of the week in these and many other beautiful towns and villages in the area. The lavender fields of Provence and the Luberon can be found to the north and west of Montmeyan, and the opulence of the French Riviera is just 1.5 hours' drive away, with many beautiful villages and views along the way.

Beaches and Cote d'Azur

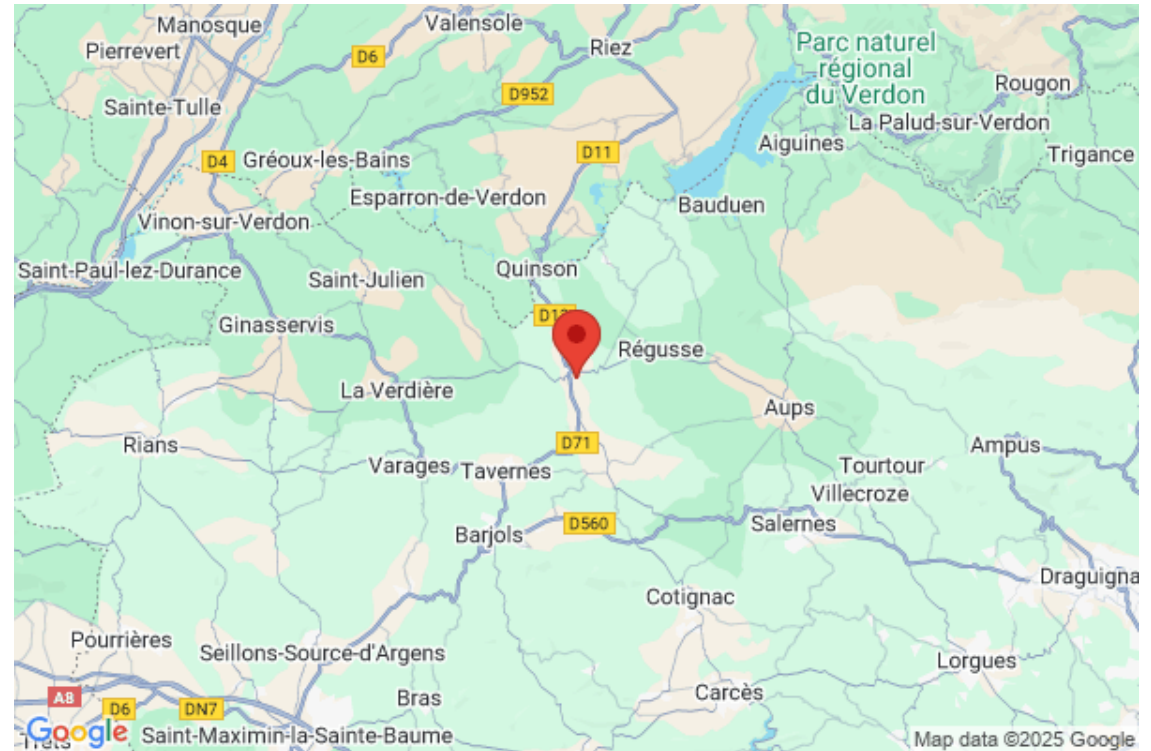
1-hour 20-minute drive to St Tropez and the beaches of the Cote d'Azur

Gorges du Verdon

Europe's answer to the Grand Canyon, spectacular gorges with lakes, beaches, boat hire, rock climbing, white water rafting. Nearest village Quinson about 7km away, the Lac de Sainte Croix about 25km.

Various nearby villages

Sillans la Cascade, with its spectacular waterfall; Aups the truffle capital of Provence with its shops, restaurants and Wednesday & Saturday markets; Regusse the nearest town with restaurants, a Sunday market and a supermarket. And not forgetting Montmeyan itself which is a beautiful village with many ancient buildings.





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## Photos



Main photo



Front of house



Pool view 1



Pool view 2



Pool view 3



Pool from cabanon



View from terrace 1



View from terrace 2



Lounge view 1



Lounge view 2



Lounge view 3



View of dining area



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Dining area



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4 view 1



Bedroom 4 view 2



Main shower



Main bathroom



Back of house



Back of house and cabanon



Front garden

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Side garden



View of Gorges du Verdon



View 2 from terrace