

# Villa Cajul

**Region:** Cote d'Azur

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



## Overview

This holiday villa has been renovated to high standards and offers new, modern appliances. The property is nestled on 4000 m2 of private grounds with lovely sea views.

## Description

Ste Maxime: Elegantly styled to high standards with new, modern appliances. The property is nestled on 4000 m2 of private grounds with lovely sea views. Walk to the beach.

The grounds include beautiful Mediterranean gardens with olive trees, flat lawns, and flower beds. There is a large gravel parking area that offers room to park up to 4 cars comfortably. The property offers 4 en suite bedrooms. The villa has a semi-professional kitchen, a large 10 x 4.5m heated pool, a ptanque court and beautiful sea views.

The villa is within a 10 minute walk to the nearest sandy beach and restaurant and a short drive from the town of St. Tropez. The villa offers a peaceful and luxurious setting with beautiful sea views and lovely private landscaped gardens.

This luxury villa offers a fairly open living plan featuring a large living room, a tapas style dining area, and fully fitted kitchen. The living room and kitchen opens onto a large terrace with an outdoor dining and lounge area. The villa has numerous outdoor lounge areas conveniently situated around the home to enjoy, at your preference, throughout the day. The home is superbly decorated and furnished by an interior designer. The villa is elegant yet comfortable and was designed for families and entertaining in mind.

The interior spaces are bright with natural sunlight due to the large windows throughout. With the kitchen, dining, and living areas opening onto the gardens and various terraces, this luxurious getaway really allows guests to live both indoors and outdoors. The large dining area on the main terrace is a wonderful area for al-fresco dining both night and day. In addition, the majority of the bedrooms offer sea views.

Surrounded by its beautiful mature gardens, the pool offers a lovely area for fun and relaxation. There is a wonderful covered pool house to keep cool during the hot summer days. Whether youd like to take a stroll to the nearest beach, enjoy a glass of wine by the pool, or dine al fresco on the patio, this villa is an idyllic retreat.

Accommodation:

Main Floor:

A/C, kitchen with dining area and fireplace, living room, laundry room with shower, garden access

Bedroom 1 (Master): A/C, king size bed, en suite bath, shower, WC, sea and pool view

Bath 1: WC

Ground Floor:

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Bedroom 2: A/C, king size bed, en suite shower, WC, sea and garden view

Bedroom 3: A/C, king size bed, en suite bath, shower, WC, sea view

First Floor:

Bedroom 4 (Master): A/C, king size bed, en suite bath, shower, WC, sea and pool view

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## Layout

### ACCOMMODATION

(1,000 m2 linked by internal elevator)

#### MAIN VILLA

##### First floor (entry level):

Entrance hall.

Large open plan living room, wooden floor and panelling, Sat TV, Hifi, door to 250 m2 terrace equipped with sofas, garden chairs and tables.

Second living room, library and Hifi, door to terrace.

Study.

##### Ground floor:

100 m2 fully-equipped kitchen, door to al fresco dining terrace under the pergola.

Large corridor to indoor pool, door to garden,

Gym, changing rooms, shower.

2 dining rooms for up to 16 guests.

##### Second floor:

1 suite with twin/ double bedroom, door to private terrace, lake and garden view, en-suite bathroom with large shower.

2 double bedrooms.

Large bathroom, double shower,

1 double bedroom room, garden view, private bathroom.

##### Third floor:

1 Master suite (king size round bed), three windows and double balcony, lake view over Golfo Venere and the Balbianello area, large walk-in wardrobe with floor to ceiling mirrors, and dressing room. Marble bathroom with 2m x 2m shower.

1 double bedroom, 2 large windows, balcony overlooking the lake, walk-in closet, marble bathroom with 2m x 2m

## More Info

Maid service included 5 times per week.

Family villa

Heatable Pool

Near the beach

With WIFI

Air Conditioning

Beach within 10 minute walk

Chef service available

## Features

- Aircon
- Internet
- Easy walk to beach (<15 mins)
- Easy walk to shops (<15 mins)
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Terrace
- Spacious garden
- Sea view

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shower.

## **Top floor/ Attic:**

Living room, door to roof terrace.

1 twin bedroom.

1 double bedroom.

1 bathroom.

1 double bedroom, en suite bathroom.

Study.

## **SEPARATE COTTAGE (additional fee applies)**

(independent access):

1 double bedroom.

Kitchen.

Bathroom.

## **CARETAKER HOUSE**

(independent access)

Situated at the property entrance.

With staff quarters, with rooms for the guests' staff.

Comprising 2 apartments of which one is dedicated to the resident staff (3 bedrooms, for 6 people, a fully equipped kitchen, 1 large living room, laundry).

## **Grounds:**

10,200 m2 of private landscaped grounds planted with century old trees, azalias, ginkgo trees, red acacia, a bamboo forest and an olive grove from which the owners press their own oil, manicured gardens and ample lawn areas. All season heated 18m x 5m indoor pool that opens out to the garden and lake views, sundeck. Tennis/ volleyball/ soccer court. Fully equipped gym. Changing room with shower next to the pool. Al-fresco dining area. Large parking area.

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## Location

### DISTANCES

Lenno: 5 minutes' walk.

Villa Carlotta botanical gardens: 2 km.

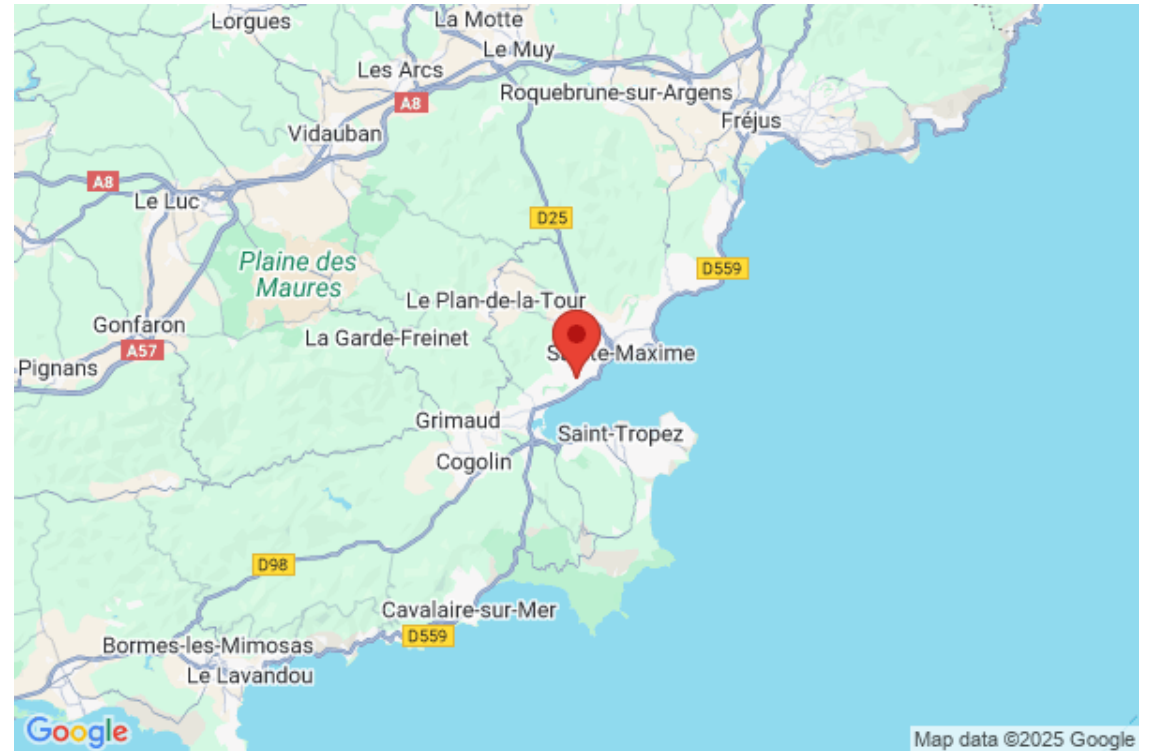
Villa Balbianello: 15 minutes' walk.

Como: 45 minutes by boat.

Milan: 1.5 hours by car.

Switzerland: 1 hour.

St Moritz ski resort: 2 hours.



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## Photos



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