

# Villa Maebelle

**Region:** Cote d'Azur | Grimaud

**Sleeps:** 16 **Bedrooms:** 8 **Bathrooms:** 8

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## Overview

This beautiful south-facing Bastide offers lovely countryside views and is composed of the main house and an additional guest house. It offers hillside views as well as only being 5 minutes drive from Port Grimaud and the beaches. Private heatable pool 10m x 5m. Air conditioned throughout. 5 bedrooms/3 bathrooms in main house, 3 bedrooms/2 bathrooms in guest house.

## Description

This beautiful south facing Bastide is composed of the main house and an additional guest house. It offers hillside views as well as only being 5 minutes drive from Port Grimaud beach.

Perfect for a two-family holiday since everyone can be together and still enjoy their own space. Two fully-equipped kitchens.

Fully air conditioned.

The Main House :

There is a large lounge area and a dining area that can seat up to 10 people.

You can access the terrace from here through large sliding patio doors. The terrace is a great place to enjoy an “aperitif” before dinner as it has enough comfortable laid-back seating for everyone. There is plenty of seating as well as lighting for night time drinks. From here, you can access the 10m x 5m pool (can be heated).

The kitchen is fully equipped with all the gadgets you need.

For your entertainment, there is a pool table and a surround sound system. From this room, there is a staircase that leads to 2 bedrooms, which are slightly smaller than the others with 140cm beds. These are ideal for teenagers who want a little independence during their holiday. These rooms share a shower room with toilet.

From the main staircase, you access the first floor where you will find the master bedroom with en suite shower room. There is a safe in this room. There are 2 additional bedrooms on this floor as well as a family shower room and a toilet.

The Guest House :

The additional guest house is built on one level. It has a beautiful lounge area with a fireplace and a dining room area that can seat up to 8 people.

The kitchen is fully equipped and has an American style fridge as well as all the amenities you need to cook for a large number of people with induction plates and a big oven.

From the lounge area, you can access a beautiful outside dining area through large sliding patio doors.

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This stunning dining area can seat 16 people comfortably with beautifully scented wisteria hanging above you.

There is a master bedroom with en suite shower room and a safe. There are 2 additional bedrooms that share a family bathroom. All rooms are equipped with reversible air conditioning units and have 160cm beds.

There is enough space to park up to 6 cars within the gated grounds.

The property is set on a mature and very well appointed terrain of 4450m<sup>2</sup>. This magnificent Bastide of 320m<sup>2</sup> is comprised of a main house and guest house area, both are equally as luxurious and contemporary in style.

The Pool area is large with an Infinity Pool of 10m x 5m surrounded by a spacious Travertine tiled area. There are also 485m<sup>2</sup> of terraces and lawns to enjoy dining al fresco.

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## Layout

Air conditioned throughout.

Main House:

Large lounge area and a dining area to seat up to 10 people.

Access to the terrace through large sliding patio doors. The terrace is a great place to enjoy an “aperitif” before dinner as it has enough comfortable laid-back seating for everyone. Plenty of seating as well as lighting for night time drinks. From here, you can access the 10m x 5m pool (can be heated).

Staircase leads to 2 bedrooms which are slightly smaller than the others with 140cm beds. These are ideal for teenagers. These rooms share a shower room with toilet.

From the main staircase, you access the first floor where you will find the master bedroom with en suite shower room. There is a safe in this room. There are 2 additional bedrooms on this floor as well as a family shower room and a toilet.

Guest House:

Built on one level. Beautiful lounge area with fireplace and dining room area to seat up to 8 people.

The kitchen is fully equipped.

From the lounge area, you can access a beautiful outside dining area through large sliding patio doors. This stunning dining area can seat 16 people comfortably with beautifully scented wisteria hanging above you.

There is a master bedroom with en suite shower room and a safe. There are 2 additional bedrooms that share a

## More Info

Bedrooms: 8

Sleeps: 16

Air Conditioning and reversible heating throughout

Electric entrance gate

Parking for up to 6 cars

Balcony

Cable TV

Swimming Pool 10m x 5m - alarmed

Terrace

WiFi

## Features

- Aircon
- Internet
- Un-overlooked pool
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Terrace
- No pets allowed
- Separate annex, gite, studio

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family bathroom. All rooms are equipped with reversible air conditioning units and have 160cm beds.

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## Location

Grimaud, with its medieval and Provençal village testify to a history going back to the Gallo-Roman era. Formerly the biggest village of the territory with 1000 villagers, Grimaud gave its name to the territory : "The Gulf of Grimaud" until the end of the XIXth century when it then became the current and well-known "Gulf of St Tropez".

Beach - Port Grimaud 5 minutes

Shops, restaurants etc - 5 minutes by car

The Bastide is located 4 km from Port Grimaud and the closest beach is Port Grimaud Beach. Both of these beaches offer beach restaurants, Port Grimaud has a Water Sports Centre.

You are situated 10 km from St Tropez and the Pampelonne Beaches are 15 km from the house.

Airports :

Toulon/Hyeres - 48 km

Nice - 100 km

Marseille - 135 km

Railway Stations :

Les Arcs - 36 km

Saint Raphael - 30 km



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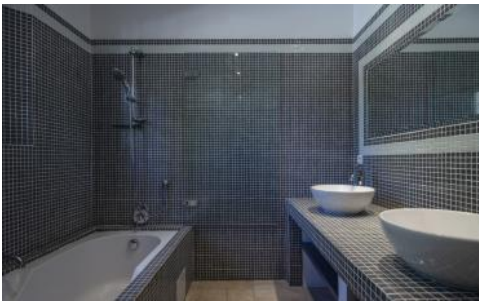
## Photos



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