

# Le Noyer - Villa et Cottage

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

**Sleeps:** 4 **Bedrooms:** 2 **Bathrooms:** 3

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4 Cottage - Dependence

## Overview

Authentic Provençal Mas made of stone dating from the 18th century. Wonderfully calm, tranquil and private surroundings but only 700m from nearest village. No overlooking. High quality, sympathetic renovation. Main house offers loft-style bedroom and bathroom. Independent cottage offers one bedroom with shower room. Available for rentals of one month or more. NB: COTTAGE ONLY AVAILABLE UNTIL SEPTEMBER 2025.

## Description

Situated in Fayence within the Provence Côte d'Azur region, this genuine 18th-century stone cottage has been meticulously restored using high-quality materials. It rests within a 500m<sup>2</sup> ancient garden, home to centuries-old trees, cypresses, olive trees, walnut trees, hazelnut trees, elder trees, fig trees, and medlar trees. The property is perched on two flat terraces beside a gentle stream, offering complete serenity, often likened to 'little Tuscany.'

The cottage can host 1 or 2 guests and spans two levels linked by an external staircase. The ground floor features a well-appointed kitchen and a dining area with a shower. The upper floor houses a cozy bedroom with a king-sized bed, toilet, and washbasin. It boasts two exquisite terraces, including one shaded by an imposing fig tree that bears black figs when in season.

The property is 16 km from the A8 motorway exit at Fayence, 40 km (a 20-minute drive) from Cannes, 90 km (an hour's drive) from Monaco, and a mere 5-minute by feet from the village of Fayence and various supermarkets like Super U, Leclerc, Intermarché, Carrefour, Tous frais, and Weldom.

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## Layout

The main Villa is occupied until March 2025. However, the independent cottage suitable for two persons is available. It has a total surface area of 22m<sup>2</sup>, comprising 11m<sup>2</sup> on each floor, and includes:

- A fully equipped kitchen with a refrigerator, two cooking hobs, a coffee machine, electric heating, and a shower on the ground floor.
- A cozy bedroom with a toilet and sink on the first floor, along with a TV and WiFi.
- Two beautiful terraces.
- One parking space within the property and one private space outside.

## More Info

The Cottage is fully autonomous and separate.

## Features

- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Grouped properties
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Street parking
- Barbecue
- Terrace
- Spacious garden

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## Location

Distance on A8 Highway:

Cannes 40 km,

St. Paul de Vence 56 km

Antibes 49 km

Nice International airport 60 km.

Monaco 89 km,

Italian border 106 km.

Frejus and St. Raphael's beaches 37km,

Aix en Provence 133 km.

Five supermarkets within 5 minutes by car: Super U, Intermarché, Leclerc, Tous Frais, Marcel BIO organic foods.

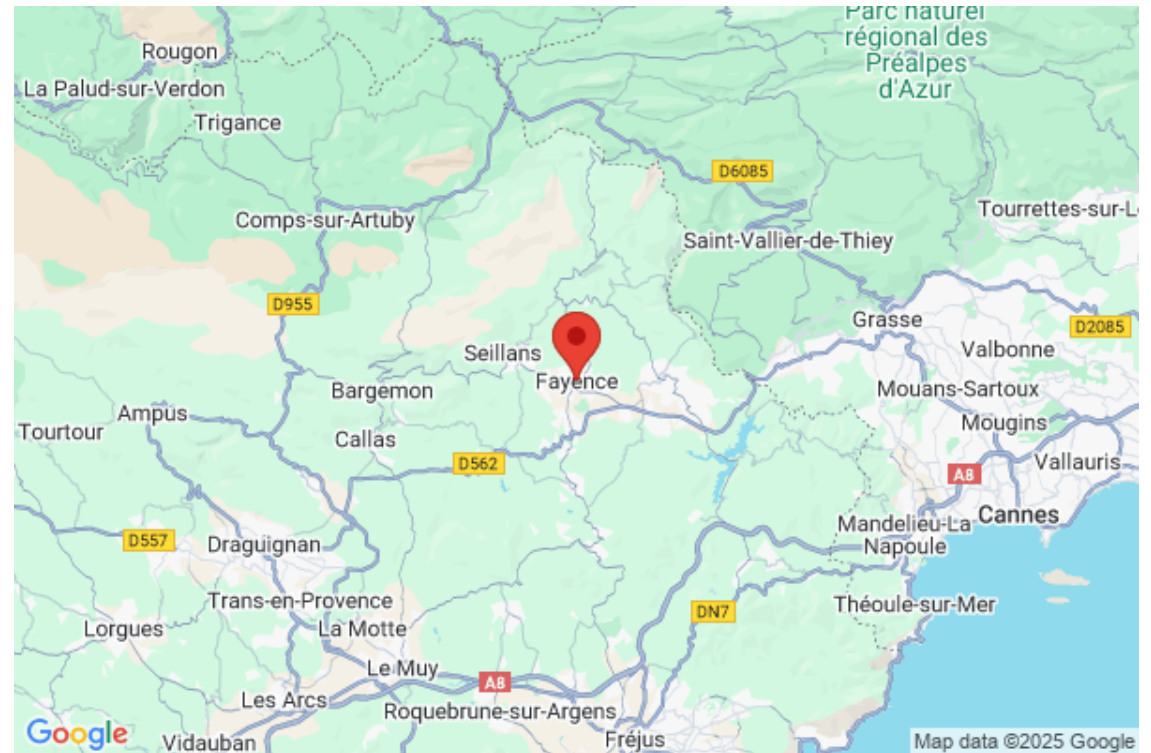
Marché Paysans (farmer's market), excellent local products and vegetable market open daily.

- Terre Blanche Golf Club 7 km - two x 18-hole championship courses, 2 tennis courts and gym, 3.200m<sup>2</sup> spa with jacuzzi and hammam on a 300-hectare estate.

- Horse riding at Callian 6 km

- Aerodrome de Fayence 2 km

- Lac de St Cassien 10 km





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## Photos



18th stone cottage



Cottage entry 1st Floor



Cottage south face



Cottage



Cottage Cuisine



Cottage cuisine



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cottage shower



Stone MAS (Provençal Farm house) Entrance

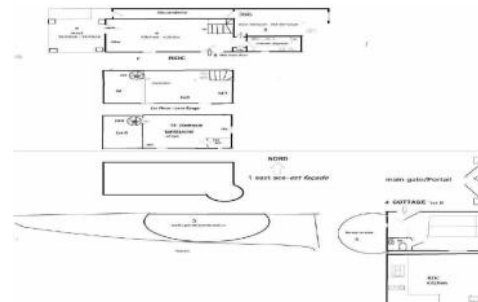


15/1 Yuccas in flower - Les Yuccas fleuries

Garden stone wall



200 yrs Rose plant



Maps of property