

# Le Noyer - Villa et Cottage

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

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



18 west terrace - Terrasse est

## 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.

## Description

Located in Fayence, in the Provence Côte d'Azur region, this authentic 18th century Villa in stone has been completely renovated with taste and quality materials. It is nestled in a 2000m<sup>2</sup> old garden with bicentenary trees, cypresses, olive trees, walnut trees, hazelnut trees, elder trees, fig trees and medlar trees. The farmhouse is situated on three flat terraces, along a small stream, in absolute tranquillity. This place is often referred to as 'little Tuscany'.

The 100m<sup>2</sup> farmhouse has an entrance into a living room with a fully equipped kitchen and a Gaudin wood-burning stove. It also has a dishwasher and two large covered terraces to the east and west. The spacious bathroom has a corner bath and an Italian shower with massage. There is also a toilet + bidet in the bathroom and an extra toilet for guests.

On the first floor there is a lounge with a sofa, TV and Wi-Fi connection. The loft-style mezzanine has a large bed, a toilet and a small washbasin. There is also a laundry room on the ground floor with a washing machine and tumble dryer. The farmhouse has three indoor parking spaces.

In addition to the farmhouse, there is a small outbuilding called the Cottage. This outbuilding can accommodate two people and is on two floors connected by a small external staircase. On the ground floor there is a fully equipped kitchen and a dining room with a shower. On the first floor there is a small bedroom a king size bed with a toilet and washbasin. There are two beautiful terraces, one of which is shaded by a giant fig tree (black figs in season).

The farmhouse is located 16 km from the A8 motorway exit of Fayence, 40 km (20 min) from Cannes. It is 90 km (60 min) from Monaco and a 5 minute drive from the village of Fayence and supermarkets such as Super U, Leclerc, Intermarché, Carrefour and Weldom.

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## Layout

The main Villa, with a surface area of about 100m<sup>2</sup> consists of:

- A spacious living room with a wood stove and equipped kitchen.
- 2 large, covered terraces to the east and west + 3 outdoor terraces.
- A large bathroom with corner bathtub, walk-in shower, toilet & bidet.
- A guest toilet.
- A living area on the first level with oak parquet.
- A bedroom loft-style and toilet, on the mezzanine.

The independent cottage 2 person, with a surface area of 22m<sup>2</sup> has:

- An equipped kitchen and shower on the ground floor.
- A small bedroom with a toilet and sink on the first floor.
- 2 beautiful terraces.

## More Info

Main House (2 guests) and Cottage (as option if 4 persons of the same group) Each building is fully autonomous and separate.

## Features

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



west terrace



West terrace



South west side



Olive three 200yrs old



Mas west Face



East terrace



Main door stone framed



Kitchen dining room



Guest WC



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Main Bath 2 Marble lavabos



Main Bath Corner Bathtubs,WC, Bidet,



1st fl Saloon



1st fl. saloon



1st fl saloon



Mezzanine Loft style bedroom



Mezzanine corner WC



Mezzanine WC



Cottage entry 1st Floor



18th stone cottage

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Cottage south face



Cottage Cuisine



Cottage cuisine



cottage shower



Stone MAS (Provençal Farm house) Entrance

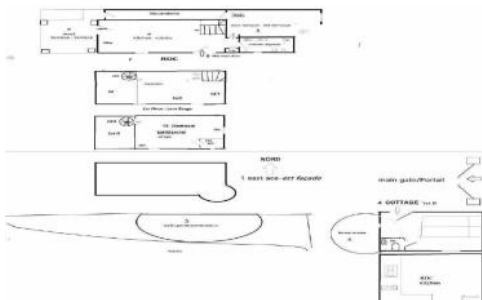


15/1 Yuccas in flower - Les Yuccas fleuris

Garden stone wall



200 yrs Rose plant



Maps of property