

# Villa Oleander Seillans

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

**Sleeps:** 10 **Bedrooms:** 4 **Bathrooms:** 4

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## Overview

This lovely villa was built within the last 15 years and offers every facility to ensure comfort and accessibility, nothing has been skimped on. The 6000m<sup>2</sup> garden and location down a quiet lane allow for complete tranquillity. Fully-equipped summer kitchen, cinema room, wine cellar and wine tasting room. Climate control throughout. Saltwater, heatable pool is very large. 4 bedrooms/4 bathrooms.

## Description

Situated close to Seillans, the villa can be found on a quiet lane in its own grounds measuring approximately 6000 m<sup>2</sup> and in a peaceful woodland area. It was built in 2011 to exceptionally high standards and boasts full mod cons including climate control throughout. Everything is electronically controlled.

The property boasts traditional architecture with full modern amenities, and several spacious outdoor terraces where you can relax and soak in the peace and quiet of the forest.

Enter through an imposing front gate to find a beautifully maintained garden with several outdoor spaces, 3 terraces, a fully equipped summer kitchen (including brick-built pizza oven, fridge / freezer, dishwasher, Big Green Egg and gas bbq), a dedicated pétanque court and a salt water, heatable swimming pool measuring 14m x 6m. WC in poolhouse.

The property is spacious, airy and is furnished to a very high standard. With 4 large double bedrooms, each with its own ensuite bathroom, it sleeps up to 8 people comfortably. Two extra single (camp) beds can be added to sleep up to 10 guests. The villa has three floors.

The ground floor boasts a large, open entrance hall with separate cloakroom, master bedroom with ensuite and jacuzzi tub, office, open plan lounge and sitting room with wood burning fire, dining area with space to seat 10 or more and a modern, fully equipped kitchen with built in Miele appliances including dishwasher, fridge, wine fridge, freezer, built in coffee machine, icemaker, oven and steam oven as well as a Quooker hot water tap, induction stove and teppanyaki plate.

From the kitchen you can access the huge garage which is split into two areas – one with a fully equipped utility room/laundry room (washer, dryer, rack, sink etc), plenty of pantry space, extra fridge freezer, microwave, ice maker etc. Here you will find the ping pong table. The rest of the garage has parking space for 2 cars.

The first floor with its large mezzanine has 3 large double bedrooms each with their own bathroom and built in cupboards.

The basement is accessed from the ground floor entrance hall and has a large cinema room (Laser projector) with L-shaped sofas to watch the latest blockbusters and a wine cellar and wine tasting room.

Very quiet and secluded. No vis à vis.

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## Layout

4 en suite bedrooms.

Ground floor :

Guest WC

Master suite with 180cm bed. En suite bathroom with bath, shower, double sink and WC and jacuzzi. Dressing area.

Opens directly to pool area.

First floor :

3 x large double bedrooms all with own en suite bathrooms. (These beds can either be doubles or singles/twin beds). 2 extra single (camp) beds can be set up in the largest bedroom.

Basement:

Cinema room with comfy sofas and bean bags. Ceiling projector.

Private, dedicated wine cellar (not accessible for guests.

However, there are lots of wineries locally where you can have a 'dégustation').

## More Info

Pool heatable and saltwater 14m x 6m. Depth 1.4m - 2m.

Covered but not alarmed or fenced, in accordance with French regulations.

Climate Control: The villa has underfloor heating and cooling on all floors with a booster function for rapid heating/cooling. It is not traditional air conditioning.

Mosquito screens on all small windows.

Garage parking for 2 cars.

Suitable for people with reduced mobility - master bedroom is on the ground floor with a walk-in shower room. Possibly suitable for wheelchair users; Please enquire.

There is no phone network at the villa. You will need WhatsApp.

2 x extra fold-up beds for children, if required.

Local company offers bike hire for exploring the area.

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Un-overlooked pool
- Suitable for reduced mobility
- Private pool
- Heatable pool
- Heating
- Private parking
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room
- Wellness facilities
- Fireplace
- No pets allowed
- Spacious garden

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## Location



Situated in the stunning region of Provence-Alpes-Côte d'Azur, Seillans is a charming hilltop village known for its rich history, vibrant culture, and breathtaking views of the surrounding countryside.

The house is located 10 minute drive from Seillans, with its bustling market square, quaint cafes, and historic landmarks.

There is so much to do in the local area - you can spend your days wandering the narrow streets of les 'Village Perchés' of Seillans, Fayence, Tourettes and Callian; visiting the local art galleries, or more active adventures including hiking, biking, watersports at the lake, tennis and many more activities. The coastal region is 45 minutes drive away with all the Cote d'Azur has to offer.

For those seeking a taste of the good life, Seillans offers a variety of dining options, from casual bistros serving traditional Provençal cuisine to Michelin-starred restaurants showcasing the best of French gastronomy. And don't forget to sample the local wines, produced in the vineyards that dot the rolling hillsides around the village.

Whether you're looking for a relaxing retreat, a cultural adventure, or a culinary experience, Seillans has something for everyone. We invite you to make this your home away from home and explore all that this enchanting region has to offer.



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## Photos



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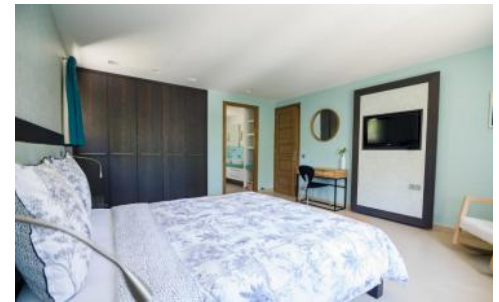
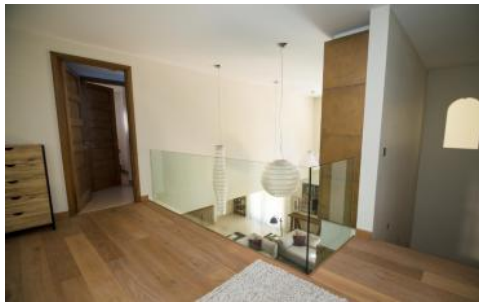




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