

# Le Petit Moulin de St Donat

**Region:** | Callian

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 6

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## Overview

This impressive property oozes charm and authenticity offering guests a unique sojourn in the popular village of Callian. A large villa in 5 hectares of grounds in which to relax featuring a tennis court, heatable pool and a collection of lovely fish ponds fed by a natural spring. Master suite with private garden room/conservatory. Air conditioning in some areas. 6 bedrooms /6 en suite bathrooms, to sleep up to 12. (This property can also accommodate 16 guests in 8 bedrooms. Please see CALL106)

## Description

Le Moulin de St Donat is possibly unique of its genre. Originally a hunting lodge, the cellars below the house go back at least 600 years. It is situated within its own grounds of 4 hectares and is unusual in the south of France in that it enjoys green grass and verdure through a large part of the year. The top end of the land has a natural spring which the owner has cleverly adapted to form a series of delightful fish ponds. It is this spring that keeps the rest of the gardens green, even in high summer.

The interior is styled in an eclectic manner with wonderful points of interest, such as the deep ruby leather of the sofa in the games room, or the unusual rotating worktops in the kitchen. If you are looking for a modern, squared-off villa then St Donat is probably not for you. On the other hand, if you are seeking a property with fascinating, unusual, and rare attributes then look no further! And fascinating, unusual and rare are not euphemisms for rustic, cheap or shabby; this is a classic property offering classy furnishings and decor.

The kitchen is very modern with brushed stainless steel worktops and interesting revolving cupboards. It's well-equipped for all the guests in the house.

The games room - suitable for all the family or a good place for the teenagers to hang out - offers a very large screen TV and a pool table. There is table football on the Garden Floor.

The master bedroom has its own garden room making it a great, relaxing 'get-away' spot for the parents with a lovely view across the garden and the valley. It even has its own entrance, making it even more secluded. All the bedrooms are of a good size and all have en suite facilities.

Meanwhile, out on the terrace you'll find massive hand-finished wood seats and dining for all guests. The terrace also houses a koi carp pool so the sound of gently rushing water will soothe and accompany you as you relax in the shade or dine with friends and family. You would be welcome to feed the fish on both the terrace and the fish ponds. This is a wonderfully therapeutic thing to do!

The terrace leads out to a handsome heatable pool adorned with Grecian columns. The pool is large at 11m x 6m.

Out of sight of the house and in the woods is the tennis court.

Just overlooking the house is the ancient Chapelle de St Donat. This tiny church has been the subject of extensive renovations sponsored by a charity and forms part of the Moulin de St Donat estate.

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## Layout

8 bedrooms/7 bathrooms to sleep up to 16. All bedrooms en suite.

Ground Floor:

1 x double bed; En suite with shower, sink, WC

1 x double/2 single beds. En suite with large walk-in shower, double sink, WC

Living room/kitchen/dining room

Middle Floor:

1 x double bed. En suite with shower, sink and WC.

1 x king-sized bed. En suite with shower, sink and WC.

1 x king-sized bed (This is the Master suite with private conservatory). Air conditioning. En suite with large walk-in shower, double sink.

Private veranda/conservatory and separate entrance.

Comfortable sitting area.

Indoor cinema and games room with pool table etc. Air conditioned.

Top Floor:

1 x double bed. En suite with shower, sink, WC

## More Info

Large heatable pool 11m x 6m x 2.20m at deepest point. (Shelves from 1m to approx 2m).

Tennis court. Tennis racquets and balls supplied.

Air conditioning in Master suite, lounge, games room and upstairs bedroom

Fish ponds.

Not suitable for very small children due to unfenced pool and ponds.

Private parking. You will probably need your own transport at this property.

## Features

- Aircon
- Internet
- Satellite TV
- Un-overlooked pool
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Barbecue
- Terrace
- Games Room
- Wellness facilities
- Fireplace
- No pets allowed
- Spacious garden
- Tennis court

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## Location

Callian, Var.

Callian is one of the famous 'villages perchés' of the hinterland of the Cote d'Azur. Lots of restaurants and shops to sample at about 15 minutes on foot. Montauroux village is another beautiful 'perched' village and there is a commercial area at the bottom of the hill with supermarkets etc - five minutes by car.

Callian is a traditional Provençal village in the hills of the Var department, about 30 minutes from the Cote d'Azur, Cannes and Grasse. Callian is reckoned to be one of the most beautiful villages in France and offers myriad restaurants, shops and cafés. The village is overlooked by an impressive medieval castle and is small enough to explore on foot. Meander the cobblestone streets, stopping by family-run restaurants to sample local produce and browse independent art galleries.

Large supermarket available at Montauroux less than 5 minutes by car.

Nearby Lac Cassien offers a range of watersports including boats for hire, beaches etc.

Nice airport 40km, less than 1 hour. Flights with British Airways, EasyJet and Ryanair.

Toulon 75 minutes by car.

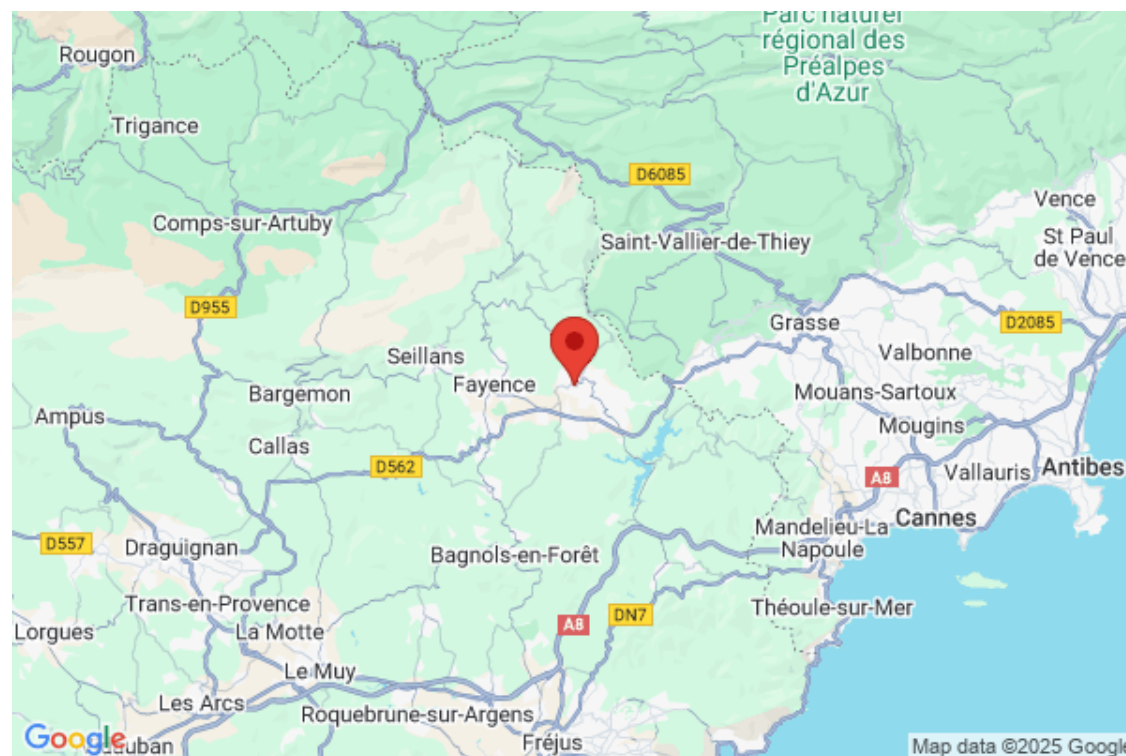
Callian has a good farmer's market every week so you can stock up on olives, cheese, roast chicken etc.

Golf: There are more than 30 golf courses within just one hour from the villa.

Cycling:

Cyclisme: There are lots of cycle paths in the vicinity.

Spas: Pamper yourself at Le Domaine de Fayence or Four Seasons Resort, open to non-residents.



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Équitation: Riding club just 5 minutes away.

Watersports: Sailing, kayaking etc at Lac Cassien. Also pedalos for mucking about on the water.

Children's activities: Marineland at Antibes or the zoo at Fréjus.

The Gorges de Verdon are spectacular and well worth touring up to the Lac de Sainte-Croix.

Grasse is the perfume capital of the world. You can tour and visit the main perfume factories - Fragonard, Galimard, Molinard etc.



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## Photos

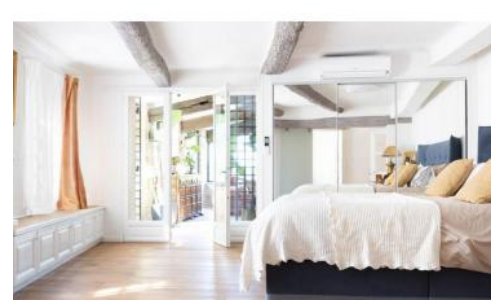




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