

Villa Famille-Rognes

Region: Provence

Sleeps: 8 **Bedrooms:** 4 **Bathrooms:** 2



Overview

Lovely child-friendly 4-bedroomed villa to sleep 8 with large private fenced-in pool, large garden, terraces, BBQ, internet access, UK satellite TV. Totally refurbished throughout. 1.5km to picturesque Rognes. 4 bedrooms / 2 bathrooms.

Description

Located on the edge of the pretty village of Rognes, the villa has four bedrooms and is completely independent, with a private pool, on more than 5000 m² of land. There is a large terrace looking down to the pool with plenty of shade and a brick-built BBQ area with sink. The villa is entirely on one level. There is a large day room of 45 m² with dining area and 2 lounge areas: a first area with sofas, flat screen TV, DVD player and wood stove and a second space with armchairs and coffee table. Many books, DVDs and games are available (especially in English). The villa does not have air conditioning but fans are provided.

The kitchen is separate and well equipped with an electric hob, oven, microwave and dishwasher. The main bathroom has a corner bath and there is a shower room and separate additional toilet.

Ideal for families as the grounds are completely enclosed. The pool is fitted with a fence and self-locking gate adhering to French standards.

Outside: Large, enclosed garden (strimmed but mainly left wild) with a long drive stretching to the electric gates. The house has a large terrace from which you look down on the pool approximately 40 metres away.

Kitchen:

Well equipped kitchen with a hob, electric oven, fridge freezer, microwave, toaster, dishwasher and kettle.

Living Rooms:

Large, bright living room of approximately 40 square metres. There are 3 large settees and a large table with eight chairs and a high chair. It also has a TV that receives French TV channels, wifi, DVD and video player. Two patio doors open onto a large terrace.

There is a fan in every room.

OUTSIDE

In enclosed grounds of one and a half acres, this villa is in a rural location ideal for those wanting a tranquil holiday.

The gloriously large private pool (10m x 5m) is set within the large grounds. The entire one and a half acres is set within a fence with electric gates at the entrance. The pool is fitted with a fence and self locking gate adhering to French standards.

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The pool complex can be lit until 10pm at night although we request that as a courtesy to the neighbours that noise levels are kept down.

There is plenty of private parking.

On the pretty terrace there is a table and ample seating for dining out of doors.

There is a large barbecue in its own exterior building with its own sink and work surface. Perfect for those warm evenings spent outdoors.

Private pool Fenced pool with a large terrace. Lights for evening use until 10pm. Roman steps lead into the water with a minimum depth of approximately 1 metre. Open from June to September inclusive. Unheated.

Terrace Large terrace to the front of the villa. BBQ. A large wind down sun shade plus moveable umbrellas are provided as are sun loungers, tables and chairs.

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Layout

There are four bedrooms:

- 1 large bedroom with 2 single beds 90x190cm twin and 2 bunk beds 90x190cm
- 1 bedroom with 2 bunk beds 90x190cm
- 1 bedroom with 2 single beds 90x190cm
- and 1 bedroom with 1 bed 2 persons 140x190cm, with access to the terrace via a French window.

2 Bathrooms, 1 Separate WC:

Bathroom 1 - Shower Enclosure and basin

Bathroom 1 - Toilet , Corner bath (no shower) , bidet, sink
Separate toilet.

Kitchen - hob, electric oven, fridge freezer, microwave, toaster, dishwasher and kettle.

Utility Room - Washing machine, iron and ironing board.

Living Rooms - 3 large settees, wicker chairs, large table with ten chairs and a high chair. TV receiving French channels, wifi, DVD and video player.

There is a fan in every room.

Summary of Property

Property Modern villa on one level with grounds of approx 1.5 acres. Ample parking with double car shelter.

Sleeps 10 (plus 2 travel cots).

Bedrooms 4 bedrooms: 1 with two single beds, 1 with a double bed, 1 with bunk beds and 1 with two single beds and bunk beds. Each bedroom is equipped with a fan.

Living Area 40 sq metre lounge with 3 large settees and a large dining table seating 8 people. Television with available free to view French channels (UK free to view channels are no longer available in southern Europe),

More Info

Pool is private - 5m x 10m, depth 2m, secured by a barrier.

It will be available between 1 June and 31 September. It is not heated but stays exceptionally warm particularly in July and August.

Access to the property is via an electric gate.

There is shelter for 2 cars but parking also possible in front of the villa.

Children welcome. Pool completely secure.

Cot available.

Suitable for elderly

Wheelchair accessible

The villa is on one level. There is one step to access the property.

Laundry room with washing machine, iron ironing board etc.

Large private pool, UK freeview satellite TV channels, WiFi internet access, 1.5km to all amenities.

The villa has 4 bedrooms, and sleeps up to 10 people.

Five hours of end of stay cleaning are included in the price.

This is usually sufficient to clean the villa. Additional cleaning will be charged.

There are various pieces of baby equipment available i.e. a cot, a steam steriliser and a low level 'high chair'.

Guests are kindly requested not to smoke in the house.

No pets are allowed.

Garage

Hair Dryer

Heating

Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Private pool
- Secure fenced pool
- Private parking
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- Spacious garden

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video and DVD players.

WiFi Wireless internet available and included in the price

Appliances Full size hob and oven, microwave, fridge freezer, dishwasher and washing machine. Iron and ironing board.

Bathrooms 1 bathroom with bath, handbasin and toilet, 1 separate toilet, 1 shower room with hand basin.

Internet

Iron & Board

Linens Provided

Parking

Towels Provided

Washing Machine

Wood Stove

Kitchen:

Coffee Maker

Dishes & Utensils

Dishwasher

Freezer

Microwave

Oven

Refrigerator

Hob

Toaster

Sheets and towels are provided and end of stay cleaning is included. In winter, heating and electricity are billed to the client. There is some baby equipment in the villa (cots, high chair, sterilizer and stroller). The villa has Internet (wifi).

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Location

Rognes, the local village, is exceptionally pretty. It has several good restaurants including a pizza house. There is a bank, local supermarket, butchers, delicatessen, several bakeries, a doctor, dentist and pharmacy.

Most shops are open on Sunday morning although they often shut for lunch during the week and close Monday afternoons.

There is a small market in Rognes on Wednesday morning and there is a much larger market in Lambesc on Tuesdays and Fridays.

The villa is located in a quiet but not isolated position approximately 1.5km to Rognes, a picturesque village, and 19 km from Aix en Provence

Only a short distance from Aix-en-Provence, and also a short drive (10 mins) to the Luberon, this villa is ideal for just chilling out and/or exploring Provence. So many places are easily accessible for day trips, for example, Avignon (45mins) the Camargue (60 mins), the coast (45 mins), Orange and Arles, Gorge Verdon, etc.

Coast/Beach

The Mediterranean Coast is approximately 45 mins away. The Calanques, various beaches and boat trips from Marseille (for example to the Isle of If, the island that the Count of Monte Cristo book is thought to be based on) are an easy day trip from the villa.

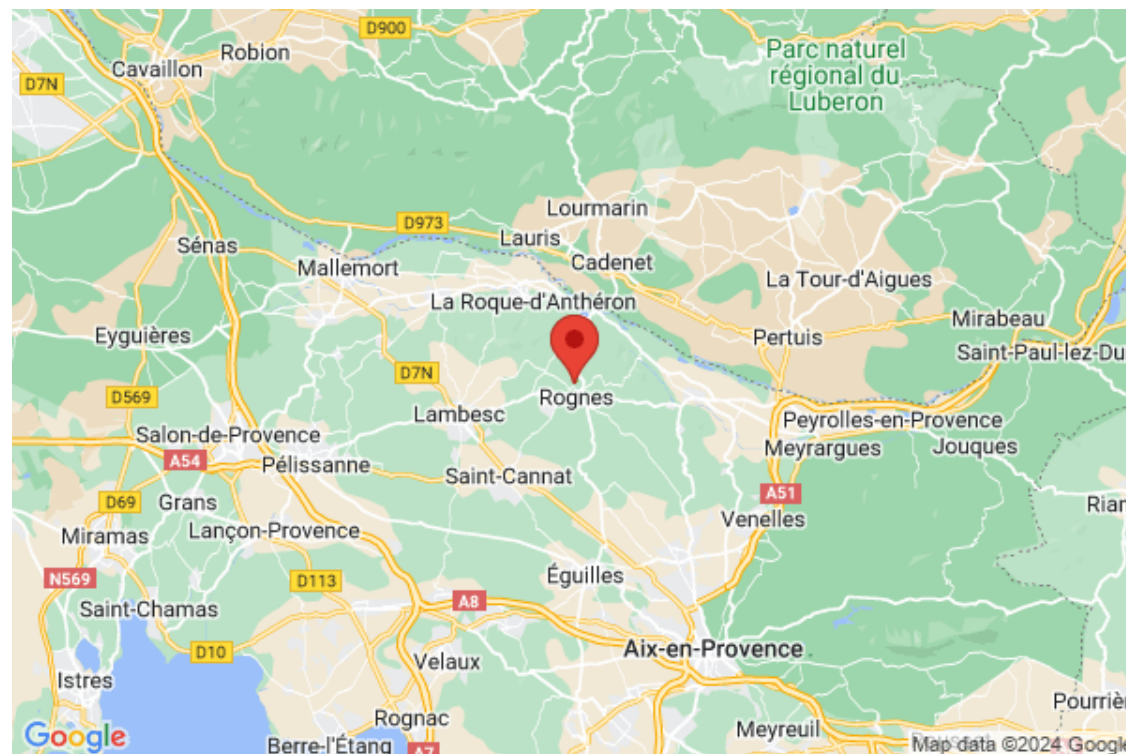
Golf

The Pont Royal golf course is approximately 20 minutes from the property.

Travel

Marseille airport (BA, Easy Jet and Ryanair) 35 mins. Aix en Provence TGV station (Eurostar to Lille, TGV from Lille to Aix) 30 mins. Avignon TGV (Eurostar direct London to Avignon in summer) 50 mins. Auto route via Salon. Toulon and Nimes Airports less than 90 mins. Nice airport 2 hours.

Distances



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Local village 1.5km with small supermarket, bank and local shops. (15-20 minutes walking distance) Lambesc 7km with nearest large supermarkets. Aix en Provence 19km a beautiful city, hypermarkets, museums, galleries etc. Luberon 7km.

The Villa is located in a quiet but not isolated position approximately 1.5km from Rognes, a typical Provencal village, and 19 km from Aix en Provence. It is also 10 minutes drive from the edge of the Luberon National Park.

The Mediterranean Coast is approximately 45 mins away and many other attractions e.g. Camargue, Roman towns (such as Arles, Nimes and Orange)and Avignon are all about an hour away. Salon is approximately 25 minutes.

By Air

Marseille airport (BA, EasyJet and Ryanair) - 35 mins from villa.
Toulon and Nimes Airports - less than 90 minutes from villa.
Nice airport is 2 hours away.

By Train

Aix en Provence TGV station (Eurostar to Lille, TGV from Lille to Aix) - 30 mins from villa.
Avignon TGV (Eurostar direct London to Avignon in summer) -50 mins from villa.

By Road

Autoroute all the way from the UK. The best junction (en route from the UK) is at Senas, then travel via Point Royal and Lambesc.

Lambesc is the nearest town (approx 7km). There are large supermarkets here and a much larger market on Friday mornings.

Aix is very near (approx 15 mins) and has many shops, cafes and restaurants as well as being an historic and cultural centre. Salon is also only 25 minutes

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away.

Children

For children there is a marionette park, Le Village des Automates(15 mins), the zoo and Chateau de la Barben (20 mins), a water park (25 mins), Isle d'If (island off Marseille where the fictitious Count of Monte Cristo was imprisoned!),and the Chateaux de Baux (medieval siege weapons - 45 mins). There are several inland swimming lakes within 20 mins (see photo of the Etang de Bonde opposite) and a Warhammer shop in Aix for those with boys!

Other attractions

Rognes is in the middle of a large number of attractions, most of which are within an hours journey. For example:

Roman history - Pont du Gard, Nimes and Orange amphitheatres. (all about 1 hr)

Luberon Park - hill top villages, beautiful scenery (15 mins)

Camargue - flamingos, other wildlife, boat trips, historic fortified town of Aigues-Mortes. (approx 1 hr)

Wine - the whole area is full of vineyards where you can taste and buy the wine. If you travel slightly further afield you also reach Chateauneuf-Du-Pape territory.

Golf - Pont Royal course in Mallemort en Provence designed by Seve Ballesteros. (20 mins)

Provençal market towns - Avignon, Salon, Aix en Provence.

Spectacular scenery - Gorge Verdon, Mont Ventoux, Les Baux de Provence etc

Festivals - Aix art and music festival, Roque D'Antheron piano festival.

The coast - (approx 45mins to the nearest resort) Marseille (major port), various beaches e.g. Casis and La Ciotat and boat trips.

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Photos



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Terrace



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