



EXCLUSIVE GULF OF ST-TROPEZ VILLA WITH SEA VIEW





## THE VILLA

This magnificent new fully air-conditioned villa (420 m<sup>2</sup> + 60m<sup>2</sup> annexes) with pool enjoys an elevated position in the gulf of St-Tropez, with stunning views of the sea, les Iles d'Or and surrounding hills.

The orientation is South West which assures sun all day, and beautiful sunsets in the evening.

The villa can be reached by either of two gated entrances, and sits in 1 ½ acres of green lawns and mature gardens and offers luxurious accommodation with spacious open plan living areas, large bedrooms with ensuite bathrooms or showerrooms, and easy access to the garden and outdoor terraces.

You can choose among several outdoor sitting areas where you can dine al fresco, touched by a gentle sea breeze. The garden is a paradise for children of all ages, offering all sorts of entertainment ranging from half-court tennis, football, table tennis, trampoline, boules to a large salt water swimming pool, sheltered by mature trees and shrubs.

Go karting, horse riding, golf and polo are at a very short distance and Gigaro Plage is the nearest beach less than a mile away.









Family and staff entrance



Parking space for guests

## TWO GATED ENTRANCES

The villa is reached through two gated entrances, both equipped with digicodes and interphones.

Both entrances have ample parking space for guests or family and staff.





1.5 acres of enclosed, terraced grounds



12 m x 6 m heated & floodlit salt-water pool



Floodlit half court tennis



12 m x 6 m heated & floodlit salt-water pool

## EXCLUSIVE 1.5 ACRES LANDSCAPED GARDEN

1.5 acres of enclosed, terraced grounds with sloping lawn 12 x 6m heated and floodlit salt-water pool (1.2m to 2m) with Roman steps, floodlit half court tennis also convertible to football.



Outdoor trampoline



Salt-water swimming pool





## TERRACES FOR SUN AND OUTDOOR LIVING

Large number of open terraces with sea view oriented South West for soaking up the sun and sunsets.

Covered terraces also with sea view ideal for outdoor living and dining.











## A DREAM KITCHEN

The kitchen gives directly onto the covered terrace which offers unlimited dining possibilities. In addition to being very well equipped, the kitchen has a walk-in cold storage room, ideal for meat, fruit and vegetables, and cold drinks.

The entrée which is adjacent to the kitchen flows through to the open-plan living/dining room.









Formal dining room for up to 14 persons



High beamed ceiling, open stone fireplace

## OPEN PLAN LIVING AND DINING ROOMS

Facing south west and the sea, with high beamed ceilings, 65" Panasonic 3D TV, Bose/Sono sound system, and fully air-conditioned (reversible), this area offers the utmost in interior comfort.

65" Panasonic 3D TV, Bose sound system





Open plan bathroom



Terrace and sea view

## EAST WING MASTER BEDROOM GROUND FLOOR

The master bedroom comprises a large bathroom, including a walk in shower, separate W/C, and dressing room. View on the garden, sea and surrounding hills. English and French TV, full air conditioning.

Master bedroom facing south west.





Ensuite shower room



Terrace with sea view

## EAST WING BEDROOMS GROUND FLOOR

In addition to the master bedroom there are two other double bedrooms with ensuite shower rooms, WC. TV + fully air conditioned.

One bedroom, facing south west, has identical views to the master bedroom; the other gives on to a terrace with a view of the rear garden.





Ensuite shower room



Shower room with plenty of natural light

## WEST WING BEDROOMS GROUND FLOOR

Two double bedrooms with sea views, facing south west, ensuite shower rooms, wc, TV, fully air conditioned.





Ensuite shower room



Twin red bedroom

## WEST WING BEDROOMS LOWER GROUND FLOOR

Ideal for children or staff, this floor consists of a triple blue bedroom, and a twin red bedroom. An ensuite shower room, wc, separates the two bedrooms and is shared by them. There is also a TV room adjacent to the red bedroom.

Bedrooms facing south west.













## THE VILLA AT NIGHT

The villa and its grounds are floodlit at night (facades, trees, swimming pool, tennis court, etc...) which enables you to profit from the villa 24 hours a day.





## ACCOMMODATION DETAIL

### East Wing of the House - Ground Floor

Spacious, open plan L-shaped living/dining room (65" flat screen TV, Blu-Ray DVD, Sky, Bose/Sonos sound system), open fireplace, double height, beamed ceiling, French doors to terrace. Modern, well equipped kitchen, separate walk in cold storage room, doors to covered terrace, outdoor dining facilities, guest WC.

**Master double bedroom** (1.60m), (TV, Blu-Ray DVD, Sky), French doors to garden, sea view, en suite bathroom, walk in shower, WC.

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**Double bedroom** (1.60m), (TV, Blu-Ray DVD), garden view, French doors to garden, en suite shower room, WC.

**The East and West wings** are connected by an auvent (outdoor summer dining/seating area).

### West Wing - Ground Floor:

**Double bedroom** (1.60m), (TV, Blu-Ray DVD), sea view, French doors to terrace, en suite shower room, WC.

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**West Wing - Lower Floor** (with access to the garden and back courtyard and connected to the main house via an internal passage):

**Triple bedroom** (3 x 0.90m), French doors to garden, sea views.

**Twin bedroom** (2 x 0.90m), French doors to garden, sea views, adjoining TV room (large screen TV, Bose sound system).

Shower room, WC shared between the 2 bedrooms on this floor.





## LOCATION DETAIL

### **Shops**

Nearest shops and restaurants La Croix Valmer 2 miles, Cogolin 7 miles, St Tropez 8 miles.

### **Airports**

Toulon/ Hyeres airport 28 miles, Nice airport 80 miles, Marseilles airport 100 miles.

### **Beach**

Gigaro beach under 1 mile, Pampelonne beach (club 55 & Tahiti Plage) 15 mins.

### **Other**

Go-karting, horse riding 15 mins, Polo St Tropez 5 miles, Beauvallon golf 11 miles.



