# Villa Lycka

## Localization

Country : France
City : Saint Tropez & VAR
Address : Ramatuelle/ Ref: FS 1080

## Properties

Type : Villa
Bedrooms : 6
Bathrooms : 5
Sleepings : 12
Showers : 0
WC : 6

## Features

Air conditioning - Wifi - Pool - Parking - Cleaning service - Barbecue - Garden - Walking distance to tennis - Near the beach - Views - No smoking

## Description

Villa Lycka is a villa measuring 230m² set amid its own grounds 1,315m². Located near Ramatuelle in the peaceful cove de l'Escalet, the villa is just a stone's throw from the beach and enjoys uninterrupted sea views.

Villa Lycka consisting of a spacious living room with abundance natural light. Via the large patio sliding doors leading to a covered terrace which runs alongside the living room, creating an outdoor room that is perfect for family dining al fresco, with sea views.
Enjoy sea views while you cook in the fully fitted kitchen.
A few steps lead up to the mezzanine level, which features a small office area/lounge, and its own terrace with sea views that you will never tire of.
On the same level, there are three double bedrooms each with their own en-suite shower room with shower, wash-basin & WC.
A guests WC can be accessed from the living room.
From the living room, a few steps lead down to the lower level there is a bedroom with a 160cm bed and shower room with shower, wash-basin & WC
And three further bedrooms have double or twin beds
These three bedrooms share a shower room with shower, wash-basin & WC and a bathroom with bath, shower & wash-basin with a separate WC
A convenient laundry room with two 9kg washing machine & tumble dryers

Outside the villa, enjoy sea views from beneath the pergola while you share a family meal around the large dining table equipped with a barbecue/plancha.
Enjoy the well-established garden with its two magnificent umbrella pines and hardy Mediterranean shrubs and relax on the lush lawn and take a refreshing dip in the heated swimming pool 10m x 4m
Private parking for two cars one with carport
Enjoy an idyllic holiday getaway by the sea perfect for a relaxed family holiday with the kids.
Let the little things of everyday life be easy so you can focus on what's really essential … spending fun, quality time with the entire family - kids, teens and grandparents! ..
and not to forget the villa is located just a few minutes from the beach meaning total freedom for the entire family.

A short walk 2 minutes 100 meters is the beautiful L'Escalet beach with it's clear blue waters and just a 10 minutes drive Pampelonne Bay with its water sports facilities and it's renowned beach-club restaurants will appeal to all.
Ramatuelle with it's beautiful view & numerous restaurants is an easy drive 4 kilometres
A short 15 minutes drive you will be in the heart of the village of St Tropez. In the famous Place des Lices you will experience a genuine village atmosphere with a twice-weekly market attracting visitors from all over the region. You can enjoy a meal in one of the many seafront restaurants and stroll along the shimmering marina, where multi-millionaire yachts are moored. St Tropez nightlife is really close at hand.

**Accommodation:** *230m²*
*Ground floor;*
Open plan Living room TV, with large patio windows
Fully equipped Kitchen
Mezzanine level with small office

Large covered terrace with dinning area & BBQ
Guest cloakroom with WC
Bedroom 1: Double bedroom Queen size 160cm bed with en-suite bathroom with shower wash-basin & WC. Sea view and access to terrace
Bedroom 2: Double bedroom Queen size 160cm bed, with en-suite bathroom with shower wash-basin & WC. Garden view
Bedroom 3: Double bedroom Queen size bed 160cm bed, with en-suite bathroom with shower wash-basin & WC

*Lower level;*
Bedroom 4: Double bedroom Queen size bed 160cm bed *can be converted to two single beds 80cm* sharing a bathroom with bedroom 5 & 6
Bedroom 5: Double bedroom Queen size bed 160cm bed *can be converted to two single beds 80cm* sharing a bathroom with bedroom 4 & 6
Bedroom 6: Double bedroom Queen size bed 160cm bed *can be converted to two single beds 80cm* sharing a bathroom with bedroom 4 & 5
These three bedrooms (4,5,6) share two bathrooms, one with a shower, wash-basin & the other is a bathroom with bath, shower, wash-basin & WC
Laundry room with two 9kg washing machine & tumble dryers

**Outdoors Features:** *1,1315m²*
Outdoor chilling out area on terrace upper level
Exterior dining room, seating for 8 people on terrace upper level & built in plancha barbecue
Heated swimming pool 10m x 4m
Sun beds & parasol
Terrace & Balcony
Tennis courts walking distance 200 meters
Electric entrance gate
Private parking 2 car & carport

**Features & Amenities:**
Sleeps 12; 6 bedrooms (6 Queen size beds & *two of the bedrooms can be made into twin beds on request when booking*) 5 bathrooms –1 bath & 4 showers & 5 WC
Air conditioning
Wi-Fi Internet
Fully equipped kitchen with modern appliances etc
Living room & dining area with dining table
Laundry room with two 9kg washing machine & tumble dryers
Bed and household linens
Utilities - Electricity, Water, Gas
Heated swimming pool towels
Welcoming bathroom products
TV satellite
Sea view
Villa alarm system
Near the beach L'Escalet 100 meters

**Services Included in the Rental:**
House keeping Monday/Wednesday/ Friday 3hrs per week *(9 hours in all)*
Bed and household linens/ pool towels
Utilities - Electricity, Water, Gas
Swimming pool maintenance on Friday
Selection of bath products

**Extra Not Included in the Rates:** *on request when booking & subject to availability*
Refundable Security Deposit 10 000 € to be paid with the final rental instalment
Local Tourist Tax "Tax de Sejour" starting approx. from 7.50 € per adult/per night to be paid in advance or deducted from the Security Deposit *please enquire as price may change per year*
Mandatory final cleaning starting from 600 € deducted from the Security Deposit
Concierge service & assistance
Airport transfer
Cancellation insurance
Pre stocking of the house

**Please Note:**
Check-in is anytime after 16:00 to 18.00
Check out by 10:00 am
Late arrivals there will be a supplement charge
Personal means of transport advised
Pets no allowed
No smoking in the Villa

Children welcome
Owner prefers minimum 2 week rental in high season *please enquire*
Language spoken by staff English - French

**Location:**
L'Escalet Beach 100 meters
Ramatuelle 4 km
Pampelonne Beach 4 km
St Tropez 11 km *(15 mim drive)*
Toulon airport 55 km
Marseilles airport 158 km
Nice airport 120 km
Aix-en-Provence TGV railway station 140 km
La Mole Airport 20 km

## Galerie






































