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# Villa Sable

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## Localization

Country : France  
City : Saint Tropez & VAR  
Address : Ramatuelle/Ref; FS 1201

## Properties

Type : Villa  
Bedrooms : 5  
Bathrooms : 5  
Sleepings : 10  
Showers : 0  
WC : 5

## Features

Air conditioning - Wifi - Pool - Parking - Barbecue - Garden - Near the beach - No smoking

## Description

Villa Sable has a lot of charm and authenticity with its garden of 6,000m<sup>2</sup> which is located less than 300 meters from the beaches of Pampelonne with Nikki Beach - Les Palmiers - Les Jumeaux

Very quiet area with beautiful entrance and large parking lot several beautiful fountains and pond and several independent terraces ideal for family and friends. There are 5 bedrooms with air-conditioning and 5 bathrooms, the main villa with 3 bedrooms + independent guest house with 2 further bedrooms and 2 shower rooms + plus an independent bungalow for staff

The villa of 250m<sup>2</sup> consists of an entrance hall with a guest cloakroom with WC. A large open plan living Room and dinning area which features a ample seating area , TV & open fireplace opening onto an outdoor terrace . Fully equipped kitchen featuring a Lacornue range cooker

Outside there is a large garden of 6,000m<sup>2</sup> with a 20m x 5m swimming pool equipped with massage jets, with an alarm system and it is surrounded by a Mediterranean garden by a Pool House & barbecue, alongside a Pergola for restful afternoons in the shade. A Petanque/Boule court  
Large parking area

The property is also just at 350 meters to Pampelonne beach and 15 minutes' drive to St-Tropez Village Centre so it's not possible to feel bored in this area with St Tropez's where they are many restaurants, cafes, including many exclusive boutiques for everyone need, as well as the large colourful market on Tuesday & Saturday or if it is all too much after your shopping you can feel sit down and have a drink at one of the trendy bars like Senequier in the Port and gaze at the amazing yachts and "the beautiful people". Nightlife sports clubs and medieval towns to explore such as Gassin, Girmaud, and Ramatuelle. The beach being just a 350 meters walking distance on a lane drive from the property with its golden sandy stretches of Pampelonne beach, with the numerous famous beache restaurants such as Club 55, Nikki Beach - Les Palmiers - Les Jumeaux to name a few.

## Accommodation: 250m<sup>2</sup>

Entrance lobby

Guest Cloakroom with WC

Open plan living Room and dinning area ample seating area, TV & open fireplace opening onto an outdoor terrace

Fully equipped kitchen with Lacornue range cooker

Bedroom 1: Master bedroom, TV, air-conditioning with en-suite bathroom with shower and bath, washbasin,WC and private outdoor terrace

Bedroom 2; Double bedroom, TV, air-conditioning & with en-suite shower room with washbasin & WC

Bedroom 3; Double bedroom, TV, air-conditioning & with en-suite shower room with washbasin & WC

Annex;

Bedroom 4; Double bedroom, TV, air-conditioning with en-suite shower room with washbasin & WC

Bedroom 5; Double Bedroom, TV, air-conditioning with en-suite shower room with washbasin & WC

## Outdoors Features: 6,000m<sup>2</sup>

Garden with lawn and mature shrubs & trees and fountains

Swimming pool 20m x 5m equipped with massage jets & alarm system  
Terrace & pergola  
Outdoors chilling out area on terrace & dining table, seating for alfresco dining  
Pool house with covered seating area  
Barbecue  
10 Sun beds  
Pétanque/Boule court  
Parking 6 cars

**Features & Amenities:**

Sleeps 10; 5 bedrooms, 5 bathrooms with showers & WC  
Air conditioning  
Wi-Fi Internet  
Fully equipped kitchen with cooker range  
Living room & dining area with dining table  
Bed and household linens  
Utilities - Electricity, Water, Gas  
Pool towels  
TV / cable /satellite in all bedrooms  
Swimming pool 20m x 5m equipped with massage jets & alarm system  
Private parking

**Services / Staff Included in the Rental:**

Bed and household linens/ pool towels  
Utilities - Electricity, Water, Gas  
Pool maintenance

**Extra Not included in the Rental: *On request;***

Refundable Security Deposit 10 000 € to be paid with the final rental instalment  
Tourist Tax "Tax de Sejour" maybe applicable per person per night to be paid in cash on arrival or pre arranged when booking *please enquire*  
Maid service/ House keeping starting from 25 € per hour (not included) *please enquire when booking to confirm days & hours required*  
Mandatory Final cleaning TBA when booking & subject how many hours therefore guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival, extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the Security Deposit  
Concierge Service & Assistance  
Airport transfer  
Cancellation insurance  
Pre stocking of the house

**Please Note:**

Check-in is anytime after 16:00 pm  
Check out by 11:00 am  
Pets on request only  
No smoking in the Villa  
Children welcome  
Personal means of transport advised  
Language spoken by staff English - French

**Location:**

Beach 350 meters, 3 minutes walk (beaches Jumeaux - Nikki beach - Les Palmiers)  
Saint-Tropez 6 km  
Ramatuelle 4.8 km  
Gassin 12 km  
Grimaud 16 km  
Pampelonne beach 350 meters (Nikki beach)  
Airport Gulf of St. Tropez 21.2 km  
Nice Cote d'Azur International Airport (NCE) 110 km

**Galerie**









