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# Pampelonne House

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## Localization

Country : France

City : Saint Tropez & VAR

Address : Ramatuelle/Ref; FS 1430

## Properties

Type : Villa

Bedrooms : 6

Bathrooms : 4

Sleepings : 12

Showers : 0

WC : 5

## Features

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

## Description

Pampelonne House, located 650 meters from the beachfront, in the bay of Pampelonne, is a spacious, welcoming and comfortable family home. Within walking distance 550 meters of "Club 55" The Villa consist of 5 bedroom & bathrooms accommodating 10 guests & a guest annex with a further double bedroom, fully air-conditioned with large terrace and swimming pool of 18 x 6m and private tennis court and just 10mn drive to Saint-Tropez

The villa is set on three levels. The main floor is comprised of a large living room with a fireplace, an additional sitting and dining area with large sliding doors that open onto the main terrace, a fully equipped kitchen with its own independent entrance, and two bedrooms with private terraces and a shared bathroom. The first floor includes three comfortable bedrooms and two bathrooms. The garden level offers a studio with a private entrance, complete with a bedroom, a living area with a kitchenette, and a full bathroom.

The outside are a true paradise, featuring a beautiful swimming pool 18m x 6m surrounded by a terrace with sun-beds and parasols, all overlooking the sea, and a private tennis court. Guests can also enjoy the property's exquisite Mediterranean gardens and a covered terrace with an outdoor dining area with a barbecue, ideal for al fresco meals with friends and family.

What luxury! not many places like close to the infamous Club 55 and Pampleonne beach, so If you want action then this is the place . St Tropez only minutes away one can enjoy the famous Place de Lices is where the Saturday and Tuesday market takes place lots on offer from fruit and vegetables to cashmere and handbags.

If you feel like sitting down after all the shopping go 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"

If you just want to stay and enjoy the villa with its pool drinking a glass of rose wine..... or stroll to the beach spot all the famous yachts in the bay.. What perfect place to have a holiday !!!

We highly recommend this villa, only 550 meters to the Pampleonne beach and close to the infamous Club 55 experience you will not regret.

### **Accommodation: 350m²**

*Ground floor:*

Entrance lobby

Large open plan room, kitchen / dining room, large windows open onto a terrace

Large elegant living area

Bedroom 1: Double bedroom, air-con with separate shared bathroom with shower, wash-basin & WC. Sea View

Bedroom 2: Double bedroom, air-con with separate shared bathroom with shower, wash-basin & WC. Sea View

Laundry with Washing machine & Tumble dryer

Garage

*Upstairs:*

Bedroom 3: Twin bedroom, air-con with separate shared bathroom with bedroom 5, shower, wash-basin & WC. Sea View

Bedroom 4: Double bedroom, air-con, en-suite bathroom with shower, wash-basin & WC.

Bedroom 5: Double bedroom, air-con, with separate shared bathroom with bedroom 3, shower, wash-basin & WC

*Garden Floor:* Independent Studio

Bedroom 6: Double bedroom en-suite bathroom with shower, wash-basin & WC & kitchenette

**Features & Amenities:**

Sleeps 10 in main house & 2 in Annex ; 6 bedrooms, 4 bathroom, 5 WC

Swimming pool

Air-conditioned all bedrooms

Internet Wi-Fi

Satellite TV

Security alarm

Walking distance to beach & Club 55

**Grounds Features:**

Swimming pool 18m x 6m

Garden

Outdoor lounge area

Outdoor dining area

Outdoor shower

Barbecue

Tennis court

Electric gate and private parking for 4 cars

**Services Included in the Rental:**

Cleaning maid service 3 hours per day

Pool and garden maintenance

Linen change per two week rental

Air conditioning

Utilities - Electricity , Water, Gas

Heating

Wi-Fi Internet

Pool towels

**Extras Not Included in the Rental:** *on request when booking & subject to availability*

Returnable Security Deposit 10 000 € to be paid with the final rental instalment

Local Tourist Tax "Tax de Sejour" starting from 5.00 € per adult/ per night to be paid in cash or deducted from the Security Deposit *please inquire when booking as price may change per year*

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

Mandatory final cleaning starting from 700 € deducted from the Security Deposit

Extra maid service available on request starting from 30 € per hour

Chef & Butler on request when booking

Concierge service

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 no allowed

No smoking in the Villa

Children welcome

Personal means of transport advised

Language spoken by staff English - French

**Market Days in St Tropez Region:**

Saint Tropez: Tuesday & Saturday

Ramatuelle: Thursday & Sunday

La Croix Valmer: Sunday

Cogolin: Wednesday & Saturday

Cavalaire sur Mer: Wednesday

La Lavandou: Thursday  
Bormes-les-Mimosas: Wednesday & Saturday  
Roqurbrune-sur-Argens: Friday  
Frejus: Tuesday, Wednesday, Saturday & Sunday  
Saint Raphael: Monday & Tuesday  
Lorgues: Tuesday

**Location Information:**

Walking distance to Pampleonne beach & Club 55 (2 minutes)

St Tropez 4 .5 km

Ramatuelle 6 km

Gassin 14 km

Grimaud 16 km

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St Tropez 4 .5 km

Ramatuelle 6 km

Gassin 14 km

Grimaud 16 km

Cannes 97 km

Toulon/ Hyeres Airport 48 km

Nice Airport 129 km

Marseilles Airport 153 km

Aix-en-Provence TGV 129 km

Beauvallon Golf 26 km

**Galerie**

























