

---

# Irresistible Sea View

---

## Localization

Country : France

City : Saint Tropez & VAR

Address : Saint Tropez /Ref; FS 1964

## Properties

Type : Villa

Bedrooms : 5

Bathrooms : 5

Sleepings : 10

Showers : 0

WC : 5

## Features

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

## Description

Located in the Capilla area, within a private and secure estate, Villa "Irresistible Sea View" enjoys a highly privileged setting, just a few minutes' drive from Saint-Tropez village and within walking distance of the beach and Pampelonne's & Thahiti beach club.

The villa overlooks both nature and the sea, with no overlooking neighbours, in a calm and discreet atmosphere. Here, space, light and views naturally shape the experience. The Mediterranean is ever-present, from the living areas to the bedrooms, accompanying each moment of the day.

Arranged over three harmonious levels, the villa offers generous reception spaces that open seamlessly onto the outdoors. The main living area is spacious and filled with light, featuring high ceilings and a dual orientation, sea-facing for the lounge and kitchen, and garden-facing for a second living room with fireplace

Outdoors, the swimming pool with its soft, rounded lines, reminiscent of a painter's palette, brings a distinctive and gentle character to the property. Its domed shaped pool, from which water flows into the main pool, creates a soothing atmosphere, set within a carefully landscaped garden. A pétanque / Boule court and ample private parking area

Designed for family holidays or stays with friends, Irresistible sea view combines comfort, privacy and a refined Mediterranean lifestyle, in an elegant natural setting resolutely oriented toward the sea.

### **Accommodation: 400m<sup>2</sup>**

*Upper level; (Ocean View)*

Large open plan living & dining area access to terrace

Fully open plan equipped kitchen with bar counter & access to covered terrace

Second living room with fireplace

Bedroom 1: Master double bedroom suite King size 180cm bed, walk in closet & with en-suite bathroom with shower, bath, double washbasin. Separate WC

Bedroom 2: Second double bedroom suite King 180cm bed, walk in closet, office space & with furnished terrace. En-suite bathroom with bath, shower, double washbasin. Separate toilet Walk-in closet

*Lower floor; (Garden View):*

Bedroom 3: Double bedroom Queen size 160cm bed, TV, wardrobe with shower room with washbasin and WC. Sea view

Bedroom 4: Twin bedroom 2 single beds 90cm beds, wardrobe & shower room with washbasin & WC. Direct access to the garden and terrace via a French door

Bedroom 5: Double bedroom Queen size 160cm be, wardrobe & shower room with washbasin. Separate WC

Laundry room with washing machine & Tumble dryer

### **Outdoor Features: 3200m<sup>2</sup>**

Landscaped 3,200m<sup>2</sup> garden with complete privacy

Outdoor covered terraces for alfresco dining and with a built in barbecue

Swimming domed shaped pool (not heated)  
Jacuzzi  
Covered pool shelter with comfy seating area  
Walking distance to the beach and beach clubs  
Pétanque/Boule court  
Private and secure estate (*gated community*)  
Walking to beach 1.5 km walking & driving (*Tropezina Beach restaurant on Pampelonne*)  
Private parking for 3 cars

**Features & Amenities:**

Sleeps 10: 5 bedrooms, 5 bathrooms & WC  
Irresistible sea view  
Air conditioning throughout the house  
Large living & dining area  
Fully equipped kitchen  
Washing machine & Tumble dryer  
TV  
Swimming domed shaped pool (not heated) with Jacuzzi  
Private parking for 3 cars  
Walking distance to beach 1.5 km to (*Tropezina Beach restaurant on Pampelonne*)  
Gated Community with 24/7 security

**Services Included in the Rental:**

Regular housekeeping service 5 days per week  
Bed and household linens & pool towels  
Change linen and towels (minimum stay of 2 weeks)  
Utilities - Electricity, Water, Gas  
Terrace/Pool maintenance  
End of stay final cleaning  
Internet WI-FI

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

Refundable Security Deposit 10 000 € to be paid with the final rental instalment  
Mandatory local Tourist Tax "Tax de Sejour" starting from 7 € per person per night to be deducted from the Security Deposit please enquire as prices change  
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  
Extra housekeeping on request starting at 30 € per hour  
Airport transfer  
Baby sitting  
Cancellation insurance  
Car with driver  
Chef / Cook  
Concierge service  
Extra hours of housekeeping  
Grocery delivery  
Cot & Highchair

**Please Note:**

Personal means of transport advised  
Pets allowed on request only  
Check in time: 5pm to 7pm  
Check out time: before 10am  
Non-smoking inside the property  
Late arrival after 20.00 there will be an additional charge of 120 € to be paid in cash

**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:**

Saint-Tropez 4.3 km  
Ramatuille 13 km  
Gassin 13.4 km  
Grimaud 16 km  
Tahiti Beach 1.5 km walking & driving (*Tropezina Beach restaurant on Pampelonne*)  
Pampelonne beach 7 km (Club 55)  
Airport Gulf of St. Tropez 21.2 km  
Nice Cote d'Azur International Airport (NCE) 110 km

**Galerie**







