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# Villa Vignes

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## Localization

Country : France

City : Provence

Address : Barbentanne/ Ref; FP 1715

## Properties

Type : Villa

Bedrooms : 4

Bathrooms : 3

Sleepings : 8

Showers : 0

WC : 2

## Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Barbecue - Garden - No smoking

## Description

This new Villa Vignes bright and modern with four bedrooms accommodating 8 guests, just 2.3 kilometres from the heart of Barbentane

The Villa open-plan layout boasts a living room facing the outdoor terrace, with large windows letting plenty of natural light in with a billiards table, comfy sofas and a TV which leads into a modern kitchen equipped with modern appliances including a wine fridge in addition on this floor there is a double bedroom with its own en-suite bathroom with shower.

On the first floor three further bedrooms & two bathrooms each is tastefully furnished in neutral tones

A single step from the living room takes you to the outdoor terrace and garden, swimming pool with a front-row view and the surrounding lush garden. The terrace makes for the ideal place to soak up the sunshine during the day and watch it slip behind the horizon in the evening with a glass of local wine. Others will love swimming in the long pool or relaxing on a sun beds.

The closest village, Barbentane is only a 2.3 kilometres away, offering guests an option to explore its surroundings and amenities. These include some historical monuments such as churches and old windmills, as well as a couple of restaurants and a supermarket.

Avignon, with its historic past and array of UNESCO World Heritage Sites, is only a 15-minute drive away, meaning you can spend every day strolling around its crumbling, cobble-stone streets and taking in its old-world charm. It is also full of delis, bistros and restaurants serving traditional French cuisine, alongside ambient wine bars so is the perfect place for foodies and wine lovers.

If you want to get out to nature and start exploring, you will be really spoiled for choice here. The Alpilles Natural Regional Park is a nature reserve offering walking and hiking trails as well as biking and horse-riding options.

Camargue Regional Natural Park can be discovered in 30 minutes by car. The rich territory is made of plains, salt marshes and Salicornia moors where you can spot wild horses, herds of bulls and pink flamingos, and wander through pastures full of fascinating fauna and flora.

Other cities that are easily reachable and can be added to your itinerary include Saint Remy de Provence and Aix-en-Provence, all buzzing with life and offering a change of pace with the benefits of big-city living.

## Accommodation: 155m<sup>2</sup> on 2 levels

### Ground Floor

Open-plan living room with sofas, TV, billiards table and doors leading outside

Open-plan kitchen equipped with a fridge, freezer, hob, two ovens, microwave, dishwasher, coffee machine, toaster, kettle, wine fridge and kitchen island with bar stools

Laundry room with another fridge and freezer, washing machine and dryer

Guest cloakroom with WC

Bedroom 1: Master bedroom with double bed Queen size 160cm bed, walk-in shower, dressing room and doors leading to the terrace  
WC

### First Floor;

Bedroom 2: Double bedroom Queen size 160cm, dressing room, bathroom with walk-in shower & double washbasins

Bedroom 3: Double bedroom Queen size 160cm (*convertible into two single beds*), dressing room, & sharing a bathroom with bath & double washbasins with bedroom 4

Bedroom 4: Twin bedroom with 90cm beds (*can be made up as a double 180cm bed*) sharing a bathroom with bath & double washbasins with bedroom 3

**Outdoors Features:** 870m<sup>2</sup>

Swimming pool 10m x 4m with safety alarm

Pool terrace with sun loungers and umbrellas

Gas BBQ

Patio with lounge furniture and al-fresco dining table and chairs

Large private parking for 4 cars & Electric gate

**Features & Amenities:**

Sleeps 8: (3 double beds 160cm x 200cm) - 2 single beds (90cm x 190cm) 3 bathrooms & 2 WC

Wi-Fi Internet

Air-conditioning

TV

Fully equipped kitchen Fridge - Freezer - Oven - Microwave - Extractor fan – Induction Hub – Hot plate – coffee machine – Kettle - Dishwasher

Laundry room with Washing machine, Tumble Dryer, Iron & ironing board

**Children:**

Children welcome

Baby cot

**Services Included in the Rental:**

All linen as well as bath and swimming pool towels are supplied

Utilities - Electricity, Water, Gas

Bath & swimming pool towels, linen and sheets are changed weekly for rentals of two weeks or more

Maintenance and upkeep of the outdoor areas and the swimming pool are covered and looked after by the owners.

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

Returnable Security Deposit 800 € to be paid with the final rental instalment

Local Tourist Tax “Tax de Séjour” of 4.50 € per person per night *please enquire when booking as price changes per year*

Mandatory House cleaning upon departure starting from 200.00 € *subject on how the property is left on departure*

Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival, extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the Security Deposit.

Mid week housekeeping extra 150 € paid locally

Additional maid service approx. starting from 25 € per hour

Electric car charging extra fee of 50 €, payable locally before departure

Cooking/ Chef

Concierge Service & Assistance

Airport transfer/Taxi

Cancellation insurance

Pre stocking of the house

Baby cot & Highchair on request

Late arrivals after 9.00 p.m. may be charged a late arrival fee of 120 €

**Please Note:**

Check-in is anytime after 17:00 pm

Check out by 9:00 am

Pets not allowed

No smoking in the Villa

Car rental recommended

Late arrivals after 9.00 p.m. may be charged a late arrival fee of 120 €

Language spoken by staff French & English

**Market Days in the Region:**

Sunday: Châteaurenard

Monday: Les Saintes Maries de la Mer / Cavaillon

Tuesday: Tarascon /Cabannes

Wednesday: Barbentane/Mouriès/ Saint-Remy/Arles

Thursday: Maussane les Alpilles

Friday: Saint Martin de Crau/ Les Saintes Maries de la Mer,/Eygalières

Saturday: Arles/Saint-Remy/Barbentane

**Location Information:**

Barbentane 2.3 km

Avignon center 14 km

St Remy de Provence 19 km

Les Baux de Provence 24 km

Arles 30 km

L'Isle sur la Sorgue 34 km

Pont du Gard 25 km

Nîmes 41 km

Uzès 37 km

Aix en Provence 86 km

Marseille 100 km

Nearest airports Marseille Marignane 83 km (approx. 1 hour)

Avignon TGV 9 km

Nearest golf Barbentane 4 km

Tennis in Barbentane

**Galerie**























