Villa Kezia

Localization

Country : France
City : Saint Tropez & VAR
Address : Saint Tropez /Ref; FS 1999

Properties

Type : Villa
Bedrooms : 13
Bathrooms : 13
Sleepings : 26
Showers : 0
WC : 13

Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Cleaning service - Barbecue - Garden - Walking distance to tennis - Near the beach - Gym - Spa - Hamman – Massage - Sauna - Views - No smoking - Cinema room

Description

In Saint-Tropez, nestled in the peaceful and leafy Capon district, Villa Kezia invites you to embrace a rare experience, sheltered from prying eyes and far from the hustle and bustle. Picture a 7,500 sqm garden filled with Mediterranean trees and towering palms, where the art of hospitality is elevated to new heights.
Spanning 1,000 sqm, this remarkable property unfolds with a natural sense of elegance, where every detail feels designed to make your stay effortless. Here, luxury is discreet, blending into light-filled architecture with pure lines and wide-open horizons.

Nature is ever-present, flowing seamlessly between inside and out, shaded terraces, large bay windows, sweeping views over the hills and the glittering Mediterranean beyond. The garden becomes a sanctuary, the house a promise of peace.
Behind its white facades, Villa Kezia reveals thirteen bedrooms, ten of which can be configured to suit your needs. The main house comprises of a large and comfortable living room, a separate dining room, a TV room, a well-equipped professional kitchen, a basement laundry room, a guest WC and 4 bedrooms all of which have en-suite facilities.

There is in addition a guest house, some 50 metres from the main house which features 4 additional bedrooms & two studios, all with en-suite facilities and all decorated and furnished to the same standard as those in the main building. Finally, with a separate access in the main building there are staff quarters or an additional three bedrooms, which could work for teenagers or staff. It also has a small kitchenette/living area.

Each bedroom comes with its own bathroom, and all reflect a timeless, understated sophistication & noble materials, clean lines, and light that brings every detail to life.
Thoughtfully designed to welcome families, friends, or privileged guests of up to twenty-six, the villa combines generous spaces with a warm, convivial spirit. The spacious living opens onto the terraces, the summer dining area seems to float between sky and sea, and the professional kitchen is ready to bring any culinary idea to life. A wine cellar, mini football table, a top-tier billiards table, and a private cinema ensure every moment is well spent.

Far beyond a holiday home, Villa Kezia is a home of wellbeing. A dedicated zen space offers a true escape such as hammam, sauna, massage room, everything here invites you to slow down and reconnect.
For those who crave movement, a sunlit gym facing the gardens offers the perfect setting. And for those who love the game, the tennis court, just a stone's throw from the sea, promises unforgettable matches against a Mediterranean backdrop.

Outside, the heated swimming pool melts into the horizon, lined with loungers, parasols, and blonde wood terraces where one can enjoy a drink as the sun sets. The ever-present view invites contemplation.

For your convenience, three electric scooters are available, taking you within minutes to Place des Lices or the sands of Canoubiers beach. The housekeeper discreetly ensures the home runs perfectly, while the state-of-the-art security system provides peace of mind.
Villa Kezia embodies the rarest essence of the Tropezian lifestyle.
We can create a stay entirely tailored to you, a fine dining experience, a day at sea, a private helicopter tour or moments of pure relaxation..

Accommodation*: 1,400m²*

Main House
Ground floor;
Entrance lobby
Large living room and indoor roof glassed dining room.
A professional kitchen
Utility room service room
Bedroom 1; Double bedroom King size 180cm bed, en-suite bathroom
Bedroom 2; Double bedroom King size 180cm bed, en-suite bathroom
Bedroom 3; Double bedroom King size 180cm bed, en-suite bathroom

First floor;
Bedroom 4; Grand master suite with Double bedroom King size 180cm bed , en-suite bathroom with bath , shower ,wash basin & WC & with private panoramic terrace with sea view

Guest Annex
Bedroom 5; Double bedroom King size 180cm bed, en-suite bathroom
Bedroom 6; Double bedroom King size 180cm bed, en-suite bathroom
Bedroom 7; Double bedroom King size 180cm bed, en-suite bathroom
Bedroom 8; Double bedroom King size 180cm bed, en-suite bathroom
Bedroom 9; Studio independent with double bed, en-suite bathroom
Bedroom 10; Studio independent with double bed, en-suite bathroom

Entrance guest house
Bedroom 10; Double bedroom, en-suite bathroom
Bedroom 11; Double bedroom, en-suite bathroom
Bedroom 12; Double bedroom, en-suite bathroom

Every room opens onto nature — terraces, gardens, or sea horizons — inviting you to slow down and savour the art of Mediterranean

Outdoor Features: *7,500m²*
Garden with lawns enjoy sea-facing terraces
Heated swimming pool 18x7 metre
sun-bathing terrace
Pool house with a small gym
Shaded area for exterior dining
Barbecue
Pétanque/ Boule court
Access to a private tennis court near Canoubiers Beach
Multi-car air-conditioned garage
Private parking

Features & Amenities:
Sleeps up to 26 :13 Bedroom: Bathrooms & WC
Air conditioning
Wi-Fi internet
Large living room
Indoor roof glassed dining room
TV Room/ Cinema
Billiard lounge area
Professional kitchen
Utility room service room & Cold room
Wine cellar
Laundry room with washing machine & Tumble dryer with ironing facilities
Wellness area with sauna & Hammam
Gym
Seaview
Pool house
Heated swimming pool 18x7 metre
Access to a private tennis court near Canoubiers Beach

Children:
Children welcome
Cot & highchair on request

Services Included in the Rental:
Bed and household linens & towels
Cleaning service Monday to Saturday
Change linen and towels (minimum stay of 2 weeks)
Utilities - Electricity, Water, Gas
Terrace/Pool maintenance
House cleaning upon departure
Internet WI-FI
Pool towels

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
Concierge package available please enquire

Please Note:
Personal means of transport advised
Pets not allowed
Check in time: 5pm to 7pm
Check out time: before 10am
Non-smoking inside the property

Local Markets in the 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:
St Tropez Place des Lices 2.3 km
Ramatuelle 11.5 km
Gassin 11.9 km
Grimaud 11.5 km
Pampelonne beach 7.5km
Cannes 92 km
Airport Gulf of St. Tropez 19 km
Nice Cote d'Azur International Airport (NCE) 110 km

OOKING POLICIES: Minimum stay 7 nights
DEPOSIT REQUIREMENTS. 50% at time of booking
Deposits are NON REFUNDABLE
BALANCE DUE: 90 days prior to arrival.
Refundable Security Deposit 10 000 € to be paid with the final rental instalment

Trip cancellation insurance is highly recommended

Galerie