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# Villa Clapotie

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## Localization

Country : France

City : Provence

Address : Saint Remy / Ref; FP 648

## Properties

Type : Villa

Bedrooms : 4

Bathrooms : 3

Sleepings : 8

Showers : 0

WC : 4

## Features

Air conditioning - Wifi - Pool - Pool Heating - Walking distance to village - Parking - Cleaning service - Barbecue - Ping pong table - Animals accepted - Garden - No smoking

## Description

Authentic, charming and modern Villa Clapotie is located a 15 minute walking distance from Saint Rémy de Provence, 20 min drive to Avignon and its famous July Art Festival. It is a quiet and privileged area of the village. Not overlooked, this exquisite Provencal house south facing of 350 sqm faces south.

The villa has 4 double bedrooms, a fully equipped kitchen, a secured heated pool of 12m x 6m, a beautiful fenced garden.

It can accommodate up to 8 guests

The property has retained its Provencal charm, beautifully furnished while keeping to modern comfort, the interior of the house is spacious and refined. The living area of the house is very comfortable and filled with light. It has an original open fireplace and openings on the south side garden.

The garden is well maintained with mature plants and has a heated pool 6m x 12m and a summer kitchen with BBQ.

This house is perfect for family holidays or holidays with friends and just a couple of minutes drive or 15 min walk to town

St Remy-de-Provence only a few minutes' drive away is a lively charming classical little town capital of the Alpilles, it has it all the amenities, boulangeries, little boutiques, quaint pavement cafes and excellent restaurants, its winding cobbled lanes you will discover the small squares, historic buildings, churches and museums and on Wednesday the colourful weekly market will offer the opportunity to discover local products and handicrafts which is a must to see.

The landscape in this region is particularly picturesque, encompassing rolling hills dotted with quaint hilltop villages and countless hiking trails, extensive sunflower fields, olive groves. This region is steep with history with plenty of sites to visit such as Les Baux de Provence is considered 'one of the most beautiful villages in France, Avignon, Arles, Nîmes and Uzès and the are other towns you can easily visit in a day, and at only 45 minutes' drive and to the east is the Luberon region and further south, Camargue's unique wetland populated by pink flamingos and wild horses.

## Accommodation:

*All on one level;*

Entrance hall

Living room/ sitting room & library with 2 TV 90m<sup>2</sup>

Dining room

A magnificent conservatory atrium of 40m<sup>2</sup>

A fully equipped American style kitchen with modern appliances & TV including fridge-freezer with ice dispenser, two coffee machines, electric oven, microwave, Aga and dishwasher

Second kitchen with gas cooker & larder

Guest cloakroom with WC

Bedroom 1: Double bedroom Super King size bed 2m, dressing area, TV with en-suite bathroom shower & double washbasin

Bedroom 2: Double bedroom King size bed 180cm, with shower & double washbasin

Bedroom 3: Double bedroom King size bed 180cm

Bedroom 4: Double bedroom Queen size bed 160cm

Separate bathroom with bath & walk in shower & double washbasin sharing with bedroom 3 & 4  
Two Separate WC

**Features & Amenities:**

Sleeps 8: 4 bedrooms (1 Super King size bed / 2 King size beds/ 1 Queen size bed & a sofa bed for 2) 3 bathrooms  
Air-conditioning in all bedrooms only  
Internet Wi-Fi throughout the property  
Fully equipped kitchen refrigerator/freezer /ice maker/ Nespresso machine/ microwave/ cooker range/ dishwasher  
Laundry with washing machine & tumble dryer & ironing facilities  
Bose Stereo system performance  
TV with DVD player  
A large heated swimming pool with covered of 6m x 12m & secured by a gate  
A fully equipped summer kitchen and its barbecue  
Table tennis

**Garden Features:** 5 000m<sup>2</sup>

A large heated swimming 12m x 6m depth 80cm to 1.80m open with electric shutter & a gated entry, *open end April to beginning October*  
A fully equipped summer kitchen and its barbecue with separate WC  
Large garden with lawn, delightful mature shrubs & a small olive grove  
Large awning over the terrace  
Shaded terrace/porch with outdoor dining area  
Fountain  
Summer kitchen fully equipped with WC  
Built in barbecue use of charcoal & plancha  
Pétanque/ Boule pitch  
Table Tennis  
Fully fenced property  
Ample parking covered

**Services Included in the Rental:**

Cleaning 10 hours per week  
Local tourist tax included  
Internet access / Wi-Fi  
All linen included & pool towels  
Utilities - electricity, gas water  
End of state final cleaning

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

Refundable Security Deposit 2 500 € to be paid with the final rental instalment  
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  
Swimming pool heating 300 € per week low season *please enquire, not necessary in high season*  
Cancellation insurance  
Pre stocking of the house  
Extra cleaning starting approx from 25 € per hour  
Cook / Chef  
All late arrivals after 9.00 pm or Sunday arrivals extra charge will applicable 120 €

**Please Note:**

Check-in is anytime after 17:00 pm  
Check out by 10:00 am  
Pets allowed on request  
No smoking in the Villa  
Children welcome  
Personal transport desirable  
Swimming pool open May to beginning of October  
Late arrival after 9.00 pm or Sunday arrivals there will be an extra charge of 120.00 €  
Language spoken by staff French & English

**Local Markets in the region;**

Sunday: Châteaurenard  
Monday: Les Saintes Maries de la Mer / Cavailon  
Tuesday: /Cabannes  
Wednesday: Mouriès, Saint-Remy, Arles

Thursday: Maussane les Alpilles

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

Saturday: Arles, Saint-Remy

**Location Information:**

St Rémy-de-Provence 1.6 km

Avignon 20 km

Arles 24 km

Nîmes 48 km

Aix-en-Provence 72 km

Marseilles/Marignane airport 70 km

Tennis in St Rémy 1.6 km

Golf in Baux-de-Provence 9 km

Horse riding, trekking, cycling in Les Alpilles under from 10 km

**Galerie**















