# Villa L'Oumede

## Localization

Country : France
City : Saint Tropez & VAR
Address : Ramatuelle/ Ref; FP 956

## Properties

Type : Villa
Bedrooms : 5
Bathrooms : 5
Sleepings : 10
Showers : 0
WC : 5

## Features

Garage - Air conditioning - Wifi - Pool - Pool Heating - Parking - Cleaning service - Barbecue - Cot - Garden - Near the beach - No smoking

## Description

Stunning villa with clean and modern lines close to Saint-Tropez village & Pampelonne beaches

Entrance into a refined main living room of 85m2. Very generous lounge area, a dining area with table for 12 people and an open kitchen. Large bay windows open the space on the pool terrace, the covered terrace, an outdoor lounge area.
The interior of the house is very tastefully decorated in a contemporary and modern style. The open plan living room with dinning area with table for 12 and the fully equipped kitchen opens out with large bay windows on to the covered terrace & pool with outdoor sitting and dining, giving a great indoor-outdoor feeling. There is air-conditioning throughout.

Direct access from the entrance into the large open-plan kitchen/dining room/living room with fireplace. Fully equipped kitchen, breakfast bar. Large TV screen with satellite and international channels.
There are 5 bedrooms, each one with their bathroom/shower & WC
There is a washing machine & tumble dryer

Covered terrace offering a dining area, lounge, plancha pro and Voile Ombra for your protection. Heated pool and garden
Automatic gate at the entrance and a large garage closed for 2 cars totally in-closed land, electric shutter at each opening and total or partial internal alarm system.

**Accommodation:** *All on one level*
Open plan Living room with dinning area
Fully equipped Kitchen open plan
Bedroom 1: Double bedroom with King size bed 180cm, TV, dressing, seating area shower room, WC. Garden access accessible to persons with mobility
Bedroom 2: Double bedroom with King size bed 180cm, dressing, shower room, WC & with garden access
Bedroom 3: Twin bedroom two beds of 90cm TV, dressing shower room, WC with garden access
Bedroom 4: Twin bedroom two beds of 90cm, TV, dressing shower room, WC
Bedroom 5: Double bedroom with King size bed 180cm, TV, bathroom room, and a separate WC

**Outside Features:**
Garden
Heated swimming pool
Summer kitchen
Covered terrace for al-fresco dining
Terrace with sitting area
Barbecue Plancha
Pétanque/ Boule ground
Private parking

Garage for 2 cars
Electric gates

**Features & Amenities:**
Sleeps 10: 5 bedrooms, 5 bathrooms, 6 WCs
Air-conditioning throughout
Wi-Fi Internet access
TV with satellite & international channels
Fully fitted kitchen
Security alarm
Heated swimming pool
Close to the beach
Private parking/ Garage

**Services Included in the Rental:**
Housekeeping 3 times per week
Change of linen on a two weeks rental
Swimming pool heating approx to 27/28°
Utilities - Electricity, Gas & Water

**Extras Services 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
Local Tourist Tax "Tax de Sejour"starting approx. from 7.00 € per adult / per night to be paid in cash or paid from the Security Deposit *to be advised when booking*
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 cleaning on request when booking starting from 30 € per hour
Concierge service & assistance
Airport transfer
Cancellation insurance
Pre stocking of the house
Other staff on request
Transfers from Nice Airport on request

**Please Note:**
Owner prefers a minimum stay 2 week rental *in July & August please enquire & on request*
Pets are not allowed
Personal means of transport advised
No smoking Villa
Check in time: 4pm to 6pm
Check out time: before 10am
Child Friendly
Language spoken by staff English - French

**Children:**
Children welcome
Pool alarm

**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:**
Ramatuelle 3 km

Pampelonne beach clubs: 3 minutes’ drive
St Tropez 5 km
Ramatuelle village 3 km
Toulon/Hyeres airport 56 km
Nice airport 120 km (approx.1hour 30 minutes drive)
Tennis locally courts
Golf at Gassin 8 km
Polo in St Tropez 8 km

## Galerie