

# Villa le Malin

## Localization

Country : France

City : Saint Tropez & VAR

Address : Sainte Maxime / Ref; FS 1792

## Properties

Type : Villa

Bedrooms : 8

Bathrooms : 8

Sleepings : 18

Showers : 0

WC : 8

## Features

Air conditioning - Wifi - Pool - Pool Heating - On the beach - Parking - Barbecue - Views - No smoking - Jacuzzi

## Description

Villa le Malin close to Sainte-Maxime and Saint-Tropez, this contemporary seafront villa enjoys a spectacular setting with access to the sea. The Villa consisting of a stylish living room with large sliding windows opening out to the upper terrace with a sea view, heated swimming pool and a long outdoor table and chairs. You may prefer to dine al-fresco by the barbecue beneath the pergola, just set back from the pool yet still facing the sea, and there are ample opportunities to relax on the lower terrace, not to mention the gorgeous jacuzzi and outdoor lounge.

The eight bedrooms, all with TVs and en suite bathrooms. The villa is air-conditioned and other features include a large Smart TV in the lounge and Wi-Fi throughout. Five of the bedrooms feature Queen-size double beds and terrace access (*three rooms face the sea*) whilst there are two with double beds and a family quad bedroom with a double and two singles, allowing Villa le Malin to sleep up to 18 guests. There is also a fully equipped kitchen & dining area as well as a games room with pool table

You can stroll along the coastal road to two beaches – the nearest just over 200m away with a beachside restaurant for relaxing summer lunches accompanied by good wine. In the other direction is a gorgeous sandy beach loved by families and water sport enthusiasts, home to yet more inviting restaurants around 1km away. Furthermore, there is direct access to the sea below via steps to a rocky beach and sandy beach just a two minutes stroll, as well as a jetty.

Sainte-Maxime a short drive under 10 minutes by car, home to a lovely promenade, marina, many restaurant terraces and markets. Ferries every half hour whisk you away to Saint-Tropez for another superb day out (and a great way to avoid the summer traffic).

Sophisticated Saint Raphaël and historic Fréjus also await, as do many of the beautiful villages across this region such as Grimaud, Gassin and Ramatuelle. Or stay closer to home to discover exceptional golf courses, walking trails, cycling routes, tree-top adventures, waterparks and a wealth of other wonderful experiences across this part of the Côte d'Azur and its hinterland.

**Accommodation: 330m<sup>2</sup> (across three levels)**

*Ground Floor; Large terrace with sea view, swimming pool / jacuzzi al fresco dining*

Main entrance

Open-plan living and dining area with TV and doors sliding open to sea view upper terrace for al-fresco dining

Kitchen, with central island fully-equipped with hand blender, toaster, electric kettle, Microwave, Delongi espresso coffee machine, blender, waffle maker, « Falcon » gas stove with 8 burners and 3 ovens, dishwasher and American fridge. Sliding window access to the garden and pergola

Games room with pool table

Bedroom 1: Double bedroom Queen size 160cm bed, wardrobe, TV and access to terrace with sea view. En suite bathroom with Italian shower, bath and separate WC

Bedroom 2: Double bedroom Queen size 160cm bed, wardrobe, TV and access to terrace with garden view. En suite bathroom with Italian shower, bath and separate WC

Bedroom 3: Double bedroom Queen size 160cm bed, wardrobe, TV and access to terrace with garden view & awning. En suite bathroom with Italian shower, bath and separate WC

*First floor;*

Bedroom 4: Double bedroom Queen size 160cm bed, wardrobe, TV. En suite bathroom with shower, bath and separate WC

Bedroom 5: Double bedroom Queen size 160cm bed, wardrobe, TV. En suite bathroom with shower, bath and WC

Bedroom 6: Family bedroom, double bed & 2 single beds bed, en suite bathroom with shower and WC

Mezzanine with small lounge view above the living room.

*Lower ground floor; Large terrace with sea view and sea access.*

Bedroom 7 : Double bedroom Queen size 160cm bed, TV, wardrobe and en suite bathroom with Italian shower and bath & separate WC. Sea view

Bedroom 8 : Double bedroom Queen size 160cm bed, TV, wardrobe and en suite bathroom open over the room with Italian shower and bath & separate WC. Sea view

Game room: Pool table and TV.

Laundry room with 9kg washing machine and 9 kg dryer, iron and ironing board. Large fridge. Cots and high chair for kids.

Cloakroom with WC & hand basin

#### **Outdoors Features:**

Swimming pool 6m x 3m, depth max 2m with safety shutter. (*heated approximately March to end-October*)

Upper terrace with sea view and bioclimatic pergola with dining table 100<sup>2</sup>

large barbecue

Lower terrace with sea view 80m<sup>2</sup>

Hot tub/ Jacuzzi

Outdoor lounge areas

Garden and pétanque/boules court

4 electric go-peds & one electric tricycle

Terraced grounds with steps

Direct access to the sea via the terrace with steps

Private parking

#### **Features & Amenities:**

Sleeps 18: 8 bedrooms, 8 bathrooms & WC

Air-conditioning throughout

Wi-Fi Internet

Flat plasma TV

Fully equipped modern kitchen

Games room with pool table

Bed and household linens

Utilities - Electricity, water, gas

Swimming pool towels

TV satellite

Heated swimming pool 6m x 3m

Hot Tub/ Jacuzzi

Walk to Beach & Restaurant "La Nartelle"

Ideal for Kids

Private parking

#### **Staff & Services Included in the Rental:**

Welcome to the Villa

Wi-Fi Internet

Bed and household linens/ pool towels

Change of all linen for a two week's rental

Utilities - Electricity, water, gas

End of stay final cleaning

Swimming pool heated end March to mid October

Swimming pool maintenance

Local Tourist Tax "Tax de Sejour" included

#### **Extra Not Included in the Rates:** *on request when booking subject to availability*

Refundable Security Deposit 3,000 € 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

Home Chef services

Extra cleaning starting from 30 € per hour

Concierge service & assistance

Baby sitting

Massage / Yoga / Pilates

Airport transfer  
Cancellation insurance  
Pre stocking of the house  
Cot & Highchair

**Please Note:**

A caretaker is housed at the entrance of the property in the garden so you can benefit from instant tourism information and a quick technical intervention if needed.

Flexible renta dates off season please enquire  
Check-in is any time after 16:00 pm  
Check out by 10:00 am  
Personal means of transport advised  
Pets allowed on request  
No smoking in the Villa  
Children welcome  
Language spoken by staff English - French - Spanish

**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  
Roquerbrune-sur-Argens: Friday  
Frejus: Tuesday, Wednesday, Saturday & Sunday  
Saint Raphael: Monday & Tuesday  
Lorgues: Tuesday

**Location:**

Les Issambres 3.5 km  
St Maxime 4 km (Supermarket 3 km)  
Fréjus/Saint-Raphaël 18 km  
St Tropez 18 km  
Ramatuelle 20 km  
Cannes 57 km  
Nice Cote d'Azur International Airport (NCE) 75 km  
Local tennis Clung de Saint Maxime 5.5 km  
Golf Club Bluegreen de Saint Maxime 4.5 km  
Nearest sandy beach 250 meters "La Nartelle & Les Eléphants"  
Beach Restaurant 250 meters  
Scuba diving center 3.5km from the villa

***Additional info:***

The nearest airports are Nice 74 km and Toulon Hyères Airport 58 km or if travelling by train Gare Saint Raphaël Valescure 19 km has TGV arrivals from Paris - Paris Gare de Lyon to Saint Raphaël is only 4 hours 40 minutes.

For adventurous guests, there is direct gated access to the seafront via steps to the rocky shore from where you can reach a jetty. When the tide allows you can walk over further rocks to the nearby beach.

Alternatively, you can walk along the coastal road (set behind the villa) to a beachfront restaurant around 200m away (usually open Wednesday to Sunday - check seasonal opening dates/times) and a narrow yet attractive sandy beach. Heading in the other direction there is another beautiful sandy beach around 1 km away with more beachside restaurants and a water sports centre with paddle-boarding, wakeboarding, pedal boats, parasailing, kayaks, waterskiing and more.

The charming seaside town of Sainte-Maxime is less than 4 km away by car, loved for its picturesque marina, promenade, restaurant terraces, little shops and indoor market. Ferries whisk you away to Saint-Tropez, a great way to avoid the summer traffic, or charter a private yacht and skipper for a wonderful day out experiencing the Côte d'Azur.

Saint-Tropez 19 km is of course a great highlight of this part of the French Riviera, a former fishing village with historic charm alongside a wealth of glitz and glamour. If you can find the time, soak up the delightful ambience of Port Grimaud 13 km, often called the 'little Venice of the Côte d'Azur' with its colourful houses, bridges and canals best explored by boat. Meanwhile, other picture-perfect spots include Ramatuelle 20 km, Gassin 18 km and Grimaud 16 km, all idyllic hilltop villages with glorious vistas of the Mediterranean.

Discover wine-tasting opportunities near Saint-Tropez and La Croix-Valmer 19 km whilst golf-lovers will appreciate several courses, the nearest being Golf Bluegreen 4.5 km and the prestigious Beauvallon Golf Club 8 km. Other activities include horse-riding through the Maures hills or coastline, walking and coastal hiking paths, cycling trails, mountain biking through the hilly forests as well as tree-top adventures, a waterpark and so much more to keep all ages entertained.

## Galerie









