

# Villa Valeria

Sleeps: 10 Bedrooms: 4



## Overview

Charming traditional Provencal stone Villa in the heart of the Ramatuelle vineyards with wonderful views over vines and the countryside. Close to the beaches of Pampelonne. Located on land of over 1 hectare and nestled among the vineyards of L'Oumede, Ramatuelle. Only a few minutes drive to the sandy beaches of Pampelonne with all the beach clubs and restaurants. It is also only a few minutes drive to the picturesque village of Ramatuelle and a short 10 minute drive to the centre of St Tropez. Air conditioning. 4 bedrooms/4 bathrooms.

## Description

Valeria is Provencal in style and totally charming with an original stone and white facade. The house is bright and has been decorated in a Modern Provencal style in a light palette of greys and whites. From most of the rooms you have the wonderful view of the very well maintained garden and pool, leading onto the Vineyards.

The lounge and dining are open-plan. This is a spacious area with a dining table, a large comfortable sofa, and features a gorgeous stone open fireplace (lovely to have in Autumn/Winter).

The kitchen is a spacious and has just had a new kitchen fitted, it is fully equipped, has Neff appliances, and a Nespresso coffee machine, it also opens onto the terrace.

The Master Bedroom is off the lounge and has a large double bed (180cm) with ensuite with shower, WC, heated towel rail, double sinks and bathtub. There are French doors leading directly out onto the terrace. There is a family bathroom with double sinks, heated towel rail and bathtub.

The third bedroom is a double bed, with French doors leading out into the garden.

On the other side of the house there are three other bedrooms. The first is a double bedroom with double bed, and a stairwell leading up to a Mezzanine floor with a single bed.

In the hallway there is a separate WC.

The second bedroom is a large double (180cm) it has a large ensuite with stone sink, WC, heated towel rail, shower, and bathtub. This bedroom also has a stairwell leading to a Mezzanine with a single bed.

The house has air conditioning and WIFI Internet.

This four bedroom Villa sits on over one hectare of land. The Villa is nestled among the vineyards of L'Oumede and is only a five minute drive to the sandy beaches of Pampelonne and only a few minutes drive from Ramatuelle Village and ten minutes to St Tropez.

The large garden is very charming and well manicured, it has olive trees, lemons, lavender, rosemarie and many other local plants and trees, there are two grassed lawns for children to enjoy.

There are many areas for sunbathing by the Pool and a large terrace for dining, outside seating with shade. There is a BBQ. The swimming pool is 12m x 6m.

There is a driveway and then plenty of parking for cars outside the house.

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The area where this Villa is located is very peaceful yet you have all amenities close by.

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## Layout

4 bedrooms 2 with en suite  
3 bathrooms in total  
1 double with mezzanine with a single bed on the mezzanine plus en suite  
1 double with mezzanine with a single bed on the mezzanine  
Master bedroom with en suite  
Family bathroom  
Swimming Pool  
Dishwasher  
Outside Dining  
BBQ  
Wifi  
Cable TV  
Lawn  
Landscaping  
DVD Player  
Fence  
Parking  
Covered Patio  
Exterior Lighting  
Range/Oven  
Refrigerator  
Air Conditioning  
Microwave  
Washer  
Dryer  
Terrace  
Freezer  
Linen / Towels provided

Style -Provencale  
4 Bedrooms

3 Bathrooms

## More Info

Very private and quiet due to large terrain

Large sunny terraces around the pool great entertaining areas.

Covered outdoor dining areas, Super close to main beach of Pampelone, Spa supermarket Ramatuelle

## Features

- WiFi Internet
- Easy Walk to Beach
- Easy Walk to Shops
- Golf Course Nearby
- Watersports Nearby

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Air conditioning

Laundry facilities

Alarm

WiFi

Linen Included

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## Location

Nearest Beaches L'Epi plage, Pampelonne  
Nearest Village Ramatuelle and Saint Tropez

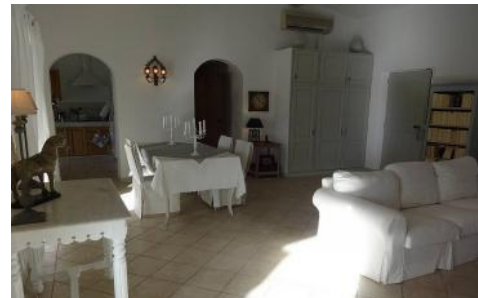
Pampelonne Beach - 2 kms  
Ramatuelle - 4.5 kms  
St Tropez - 6 kms  
Nice Airport - 109 kms  
St Tropez Airport - 21 kms  
A8 Motorway - 39 kms



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## Photos



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