

# Villa Oceanico

**Region:** Cote d'Azur

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 5

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## Overview

Stunning 5 bedroom property with private pool, jacuzzi, gym, steam room and cinema room overlooking the Beauvallon Golf Course and the bay of St Tropez.

## Description

Grimaud: Stunning property with private pool, jacuzzi, gym, steam room and cinema room overlooking the Beauvallon Golf Course and the bay of St Tropez.

## Accommodation:

### Ground Floor:

Entrance hall into open plan living area with lounge, dining area and fully fitted kitchen with American fridge freezer/ice machine and Miele appliances.

Exterior breakfast dining area is just off the kitchen.

A 2nd small kitchen / pantry with fridge freezer and work space is off the main kitchen with a separate WC.

There are fully opening folding doors from the lounge onto the terrace / garden and swimming pool area.

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Bedroom 1: Double bedroom (160 x 200) with en suite shower room, TV, internet and air conditioning, fitted wardrobes, patio doors leading onto the poolside terrace.

Bedroom 2: Double bedroom (160 x 200) with en suite shower room, TV, internet and air conditioning, fitted wardrobes, patio doors leading onto the poolside terrace.

## **First Floor:**

Bedroom 3: Master double bedroom (220 x 200) with ensuite bathroom with shower and open bath, double sinks, separate WC, dressing room.

Integrated television at the end of the bed. Balcony overlooking the golf course with sea view.

## **Lower Ground Floor:**

Stairs off the main kitchen lead to lower ground floor which has a bar area, Gym, full size steam room and 10 seater cinema, along with a laundry room.

Bedroom 4: Kingsize double bedroom with fitted wardrobes. Bathroom with shower adjacent to bedroom.

Bedroom 5: Self contained area

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with fully fitted kitchen, small lounge with pull out double bed, ensuite shower room and separate small double bedroom with fitted wardrobes. Separate entrance to this bedroom suite.

## **Exterior:**

Electric gated entrance to the property with a small driveway with parking for 3 cars.

Private heatable swimming pool with attached heated jacuzzi.

Large terrace with eating and relaxation areas.

Pizza oven and weber BBQ.

Grassed garden to the front and beautiful layered pebble area at the back with breakfast dining.

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## Layout

### ACCOMMODATION

#### Ground floor:

Stylish, contemporary, open plan Living/ Dining area, fireplace, with large, fitted sliding doors overlooking the pool.

Fully equipped kitchen with breakfast bar, sliding door to terrace, al fresco dining area.

Utility room.

Entertainment area with TV and 2 gym machines.

#### First floor:

Bedroom 1: Double room with en suite shower room, door to private balcony.

Bedroom 2: Double room with en suite shower room, door to private balcony.

Bedroom 3: Double room with en suite shower room.

#### Second floor:

Bedroom 4: Master Double bedroom, en suite shower room/ Jacuzzi bathtub, door to balcony and views towards golf course.

## More Info

## Features

- Aircon
- WiFi Internet
- Heatable Pool
- Golf Course Nearby
- Wellness/Gym facilities
- Sea View
- Private Pool

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## **Grounds:**

Lush, landscaped gardens with lawn areas. Private, shaped, heatable pool (Roman steps; waterfall feature), sun terrace with sun loungers. Covered terrace with al fresco dining area.

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## Location

### DISTANCES

Beach: 15 minutes' drive.

Golf: 6 minutes' walk.

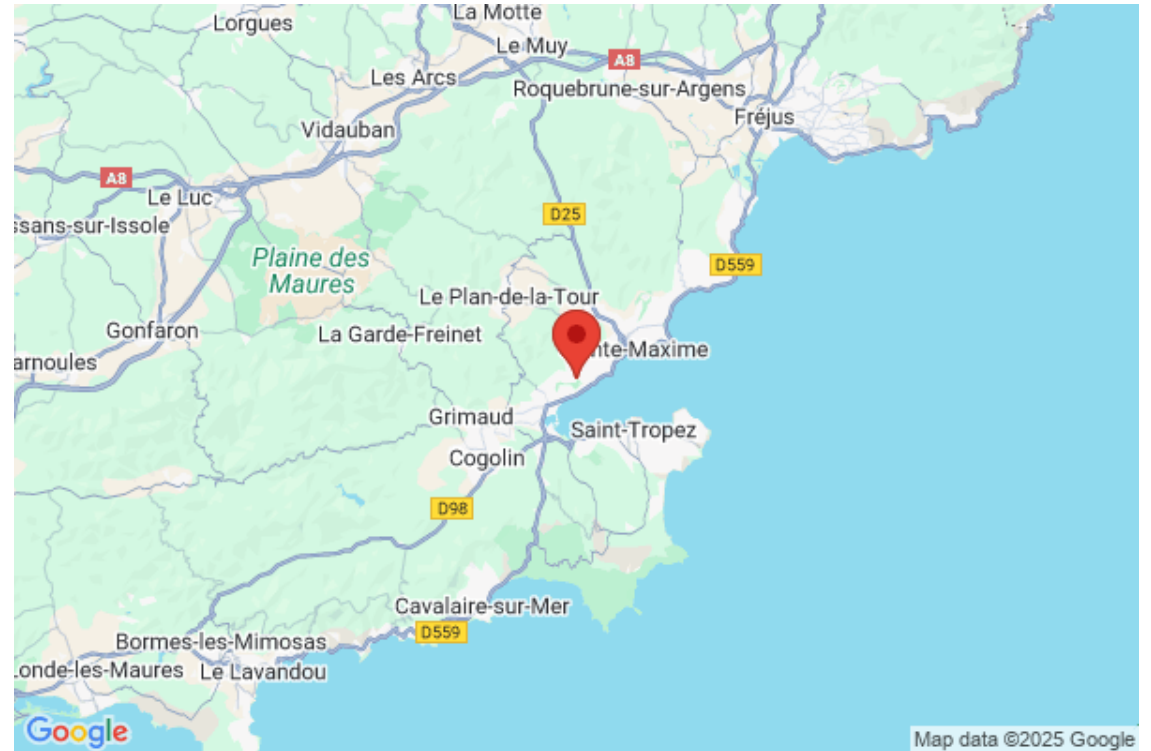
Airport: 50 minutes' drive.

Hospital: 50 minutes' drive.

Supermarket: 10 minutes' drive.

Resturant6s: 10 minuet drive

Vilamoura Marina: 10 minutes' drive.



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## Photos



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