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# Villa L'Oumede

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## 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  
Ramatuëlle: Thursday & Sunday  
La Croix Valmer: Sunday  
Cogolin: Wednesday & Saturday  
Cavalaire sur Mer: Wednesday  
La Lavandou: Thursday  
Bormes-les-Mimosas: Wednesday & Saturday  
Roquebrune-sur-Argens: Friday  
Fréjus: Tuesday, Wednesday, Saturday & Sunday  
Saint Raphael: Monday & Tuesday  
Lorgues: Tuesday

**Location Information:**

Ramatuëlle 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. 1 hour 30 minutes drive)  
Tennis locally courts  
Golf at Gassin 8 km  
Polo in St Tropez 8 km

## Galerie















