

# Villa Leonie

**Region:** Cote d'Azur

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 4

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## Overview

Villa Leonie is a well-appointed secluded property with 5-bedrooms and 4-bathrooms located a short distance from the coast between Gassin and La Croix Valmer. The villa boasts stunning wooden floors and large windows offering fantastic views over the surrounding countryside.

## Description

La Croix-Valmer: Secluded and stylish family villa with superb outdoor area including a private pool.

This is the perfect family villa; the superb outdoor space includes a large garden, solar-heated pool, boules pitch and a play area with table tennis. Guests who prefer to be less active however have a variety of lounge areas to choose from or can simply unwind in the Jacuzzi tub. Inside there are 4 attractive bedrooms (4 with an ensuite bathroom and 2 sharing a bathroom) and an independent guest house that offers a 5th room with extra privacy. All bedrooms are air conditioned and have doors leading to a terrace.

Whilst the villa is secluded and in a peaceful location it is just a mile away from La Croix Valmer and Gassin, where evening drinks and dinner can be enjoyed in the restaurants and bars on offer. La Croix Valmer has a popular Sunday market and there are several options nearby if you are keen on wine tasting. The famous St Tropez beaches are approximately a 15 minute drive away.

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## Layout

### ACCOMMODATION

#### Ground Floor

Living room with open fire, TV with Netflix and Prime and doors to terrace

Fully equipped kitchen

Dining area with doors to the terrace

Laundry area

Guest W. C.

Bedroom 1: Double bed (160 cm), ensuite bathroom and doors to the terrace

#### First Floor

Office space on the mezzanine level (child stair gates available if required)

Bedroom 2: Double bed (160cm), ensuite shower room and door to the terrace

Bedroom 3: Double bed (160 cm) and door to terrace

Bedroom 4: Double/ Twin beds (2 x 0. 90cm) and door to the terrace

Shared shower room with separate W. C.

#### Wooden Guest House

(with independent entrance)

Living area

Shower room

Bedroom 5: Double bed (160 cm) and door to large terrace (the bed can lift up flat against the wall creating additional floor space if needed)

### OUTSIDE

Private solar heated pool (11m x 5m) and decked sunbathing area with sun loungers

Jacuzzi tub and pergola

Covered terrace with dining facilities, outdoor kitchen, bar area and plancha

## More Info

### OUTSIDE:

Enclosed gardens, private 11m x 5m solar heated infinity pool, decked area, gazebo, Jacuzzi, outdoor kitchen area with bar, covered terrace, dining facilities, gas BBQ, table tennis, boules pitch and play area. There is parking for several cars.

### Included:

2 hours mid week maid service per week. Solar pool heating. WiFi internet. Pool towels. Air conditioning in bedrooms.

### Extras:

Additional maid service €20 per hour.

A local tourist tax is due at this property (this is under 2 euros per person over 13 years per day)

Minimum two-week rentals from 15th June until the end of August.

## Features

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Heatable pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Barbecue
- Terrace
- Spacious garden

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Table tennis, boules pitch and childrens play area

Enclosed gardens with small koi pond

Parking for several cars

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## Location



### DISTANCES

Nearest Airport: Mykonos International Airport 8.5 km.

Nearest Port: New Port (8.5 km), Old Port 7.9 km.

Nearest Town/Village: Ano Mera 2.9 km, Mykonos Town 7 km.

Nearest Beach: Mykonos Town beach 2.3 km, Agios Stefanos 3.3 km.

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## Photos



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