













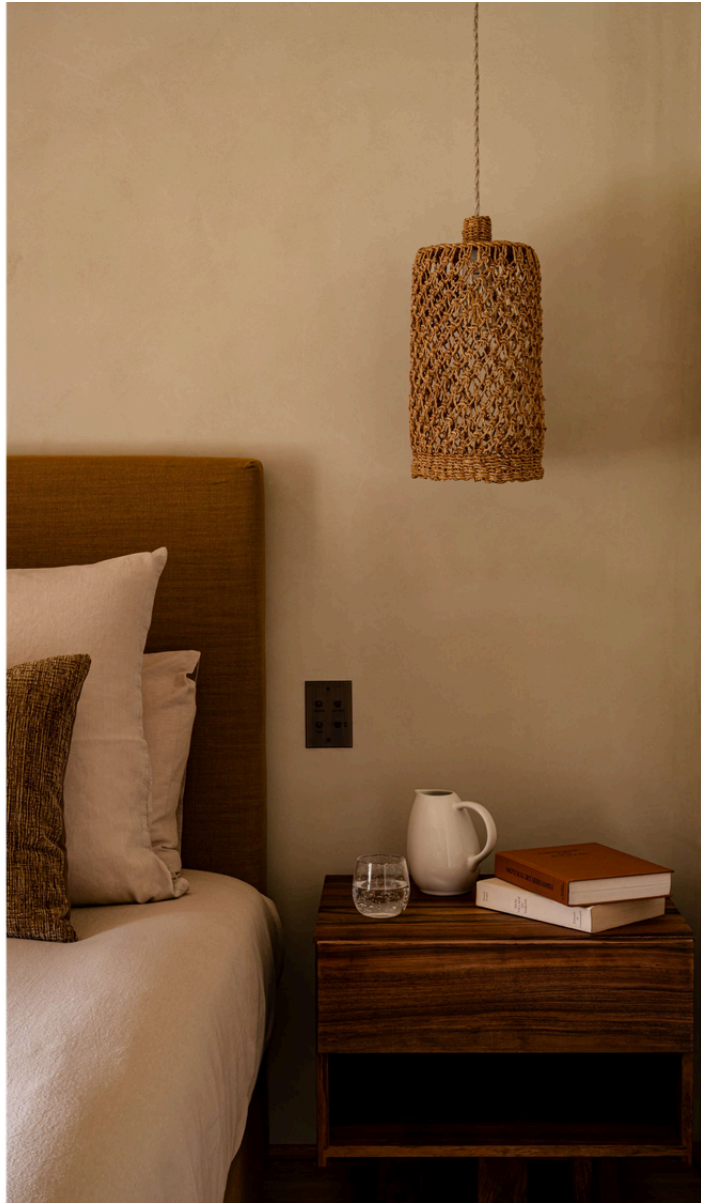


































FEATURES

Villa 700 sqm – 7'535 sqft divided into 2 premises
Garden 4'000 sqm I 1 acre
Main House : 6 bedrooms + 1 dormitory + Guest House : 4 bedrooms
Total : 10 bedrooms - 10 bathrooms



LIVING AREA

Generous living area with large picture windows opened onto the garden
Fireplace for cosy stays anytime of the year
Fully equipped open kitchen & large dining area
Wine Cellar



OUTDOOR

Multiple outdoor lounges & terraces
Several dining options to offer various culinary experiences
Pool house with professional barbecue and pizza oven
Heated outdoor swimming pool (14m × 5m).
Pétanque Pit



WELLNESS & SPORT

Wellness area with gym (Technogym equipment)
Sauna, Treatment room



OTHERS

Air conditioning in the whole property
Security system with alarm, video surveillance
Wifi (dedicated connection)
Covered garage for 2 vehicles
2 outdoor parking slots, 1 electrical charger

ACCOMMODATION

MAIN HOUSE

GROUND FLOOR

Room 1 (Master Bedroom) : king bed - bath, shower, double sink - walking closet - open into the garden
Room 2 : kid's house single bed - shower - open into the garden
Room 3 : king bed - shower - open into the garden

LOWER FLOOR

Room 4 : Kids dormitory (bunk beds for 4 kids) with playground and spacious bathroom (bath, shower, double sink).
Room 5 : king bed - shower
Room 6 : king bed - shower

GUEST'S HOUSE

GROUND FLOOR

Room 7 : king bed - shower - garden view (connected to Room 8)
Room 8 : king bed - shower - garden view (connected to Room 7)

FIRST FLOOR

Room 9 : king bed - shower - garden view
Room 10 : king bed - shower - garden view



GOOD TO KNOW

The 4 bedrooms of the annex are very similar.



SERVICES INCLUDED

Villa Manager & Concierge Services

Daily Breakfast & Gourmet afternoon break

Private chef for dinner 6 days a week* (groceries are additional)

Butler Service

Daily Housekeeping & Final Cleaning

Change of the linen & bath once a week , Bathroom products

Heated Swimming pool

Night Security (1 agent June, July , August)

Garden maintenance



EXTRAS

Cost of food and alcoholic drinks*

Additional meal (lunch)

Additional staff hour

Airport transfers

Private driver

Security

Treatments, private coach, baby-sitting, activities, boat rental etc

City Tax