

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be



## France

### St Tropez

Ref FHF73

- 8 BEDROOMS
- 8 BATHROOMS
- AIR CONDITONED
- 20 METRE HEATED SWIMMING POOL
- SATELLITE TV
- WALK TO ST TROPEZ CENTRE

This exclusive 8 bedroom private property is located just minutes from the centre of St Tropez town and the famous port. The stunning property consists of two separate villas, each comprising of 4 bedrooms. It has air-conditioning in every room, full time staff to attend to your every need and is furnished to a very high standard.

Firstly we come to the guest villa. This is a cosy property with a log burning fire place in the entrance hall. To the left is the open plan living/dining area, where there are comfortable sofas, a large formal dining table and a distinct African influence in the decor. There is also a well equipped kitchen on this level. In each room of the property there is a flat screen television, with French and English Sky Satellite channels available as well as an internal sound system that can be controlled in each individual room. The first bedroom on this level is a spacious double that has a dressing area and an en suite with a large separate bath tub and a walk in shower room. The second bedroom is also a large double with a lounge area and desk. The en suite has a separate bath tub and walk in shower and a large dressing area. The remaining two bedrooms are located on the first floor. The third bedroom is a spacious double with en suite shower room and separate bath tub. The fourth is also a double with a lounge area to relax and a large en suite with walk in shower and separate bath tub. Each of the bedrooms benefits from its own private terrace or balcony. The newly built cinema room is located on the ground floor and comes equipped with all the latest in high tech gadgets, with comfortable sofas and chairs to lounge in.

The main villa is located across the manicured lawn. There is rare art work in the entrance hall with a spiral staircase leading to the first and second floors where the bedrooms are located. A feature here is the beautiful chandelier that hangs high above your head. To the right is the very spacious living area that has an open fire place next to comfortable sofas, a giant chess set, two desks and a large plasma television that can also be discreetly hidden. To the left is the separate dining room with adequate space for 16 guests. The massive industrial sized kitchen is located on the lower floor, with walk in deep freeze, large ice machine and all other up to date appliances, this has separate access for staff. Located on the first floor is the master bedroom, a large double with en suite shower room and separate bath tub. This room has a huge private balcony overlooking the swimming pool and garden. The second bedroom on this level is also a double with its own gas fireplace and sitting area. The en suite consists of separate bath tub and shower room, with a dressing area also. The third bedroom is located on the second floor and is a cosy double with large wooden beams and lots of character. This has an en suite shower room with separate bath tub. The fourth bedroom is also located on the second floor and mirrors the third bedroom, with wooden beams and a cosy vibe. It has its own en suite with shower room and separate bath tub.

The garden area is fantastic with huge palm trees, a 300 year old olive tree and various other exotic plants. The heated 20 x 8 metre swimming pool has stepped entry and is alarmed. There is a large sunbathing terrace, scattered with modern exterior furnishings and umbrellas. To the left of the pool is the lounge bar area, complete with gas fireplace for evening entertaining. The large exterior dining table overlooks the pool and is perfect for al fresco dining.

A Hamman/spa area is in the process of being constructed and will be completed by summer season 2010.

This is a truly luxurious property in an exceptional location.

