

# France

## St Tropez, Epi

Ref FRV132

- 3 + 2 BEDROOMS
- 4 BATHROOMS
- 500 METRE WALK FROM EPI BEACH
- FULLY FENCED POOL
- 10 MINUTES FROM ST TROPEZ CENTRE



A delightful modern 5 bedroom villa within a 500 metre walk of Pampelonne and Nikki Beach. This villa has very contemporary interiors, large parking area and a superb fully fenced saline swimming pool. The location is very quiet and private yet just a few minutes from the best beach clubs St Tropez has to offer. The property is fully alarmed with video surveillance and benefits from air conditioned bedrooms, Wi-Fi and Sky satellite TV. There are 3 principal en-suite bedrooms and a 2 bedroom guest house.

The main house has three large bedrooms with modern Provencal style interiors in a muted colour palette, two have en-suite shower rooms one an en-suite with tub and shower. Each bedroom opens onto the outside terrace. In addition there is a large open plan living / dining room with contemporary kitchen a cosy television room and fully fitted laundry. The interiors are very stylish with modern pieces of art. The outside raised terrace is furnished with sofas, day bed and dining table and chairs, to the side is the saline pool (which can be heated upon request).

The pool is fully fenced for child safety and surrounded by sun terraces with sunbeds. The tropical plants in the garden provide shade and there is lawned area ideal for children to play.

To the side of the parking is the guest house with two bedrooms which share a shower room. These are ideal for guests wanting some independence, staff or teenagers.

A lovely villa in a superb location within walking distance of the beach and yet just 10 minutes from the centre of St Tropez.

