

# Villa Epiphiana

**Region:** Cote d'Azur | Ramatuelle

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 6



## Overview

Villa Epiphiana is situated on Route de l'Epi, close to Epi Plage and the famous beach clubs of Pampelonne. Nearest beach just 800m. The villa sits on good-sized plot of around 4000m<sup>2</sup> with mature Mediterranean gardens. Private gated entry with a floodlit driveway and parking for around 5 cars. Walking distance to Epi Plage/Beach clubs. 5 minutes drive into town. Air conditioning. Heatable pool. 6 bedrooms/6 bathrooms. Fully catered option available.

## Description

Villa Epiphiana is a wonderful property located on the Route de l'Epi just off the Route des Plages. The villa which is only a short walk from Pampelonne beach and a five-minute drive to Saint-Tropez. It sits in the middle of landscaped grounds of around 4,000 m<sup>2</sup>.

Villa Epiphiana has a private gated entry with a floodlit driveway and parking for around 5 cars.

The property is 320m<sup>2</sup>. As you enter there is a large glass atrium feature with palms. Then through into a large bright open-plan lounge/dining area with floor-to-ceiling windows/doors on both sides, one side overlooks the garden and pool and the other looks onto an inner courtyard with a feature stone fountain. The dining area has a large dining table with stylish velvet chairs for twelve. The house's interior décor is modern and fun. This is a comfortable property with a large sofa and plenty of relaxing space. The windows looking out to the pool slide in completely, giving you a great flow in the summer of indoor/outdoor living.

Villa Epiphiana has six bedrooms in total. Five good-sized bedrooms each with their own shower rooms, and the larger Master bedroom with a dressing and bathroom with shower and bath.

The inner courtyard can also be used for lounging and relaxing as it offers more shade than the garden.

The kitchen is large, well-lit, and fully -quipped (there is also a wine fridge). Large central island with a hob at one side and stools, great for food preparation or breakfast and can be used as a breakfast area. There is everything you need to cater to a larger number of guests.

Laundry room with sink and prep area if needed, new washing machine and dryer and a new additional large fridge freezer.

There is a large glass sliding door that takes you out to a shaded area with a round dining table and a large BBQ.

Outside, the villa has beautiful gardens, with tropical and Mediterranean trees, many olives, palms, cactus, shrubs and flowers, all of this is well-lit in the evenings.

Driveway with turning point and access to exterior electricity to charge your car.

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The gardens have many terraces, with lounging and dining areas, and there are large sails for shade in Summer.

The mirrored pool is 14.5m x 4 m. Pine trees provide great shade in parts of the garden, loungers by the pool, a large outdoor dining area, and cushioned sofa area for your comfort and outside dining.

There is also SONOS at the pool area.

This villa also has a full alarm system and exterior camera surveillance.

There is also the possibility of car/Electric Mini Moke rental and fully catered services.

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## Layout

6 bedrooms/6 en suite bathrooms

5 x bedrooms with own shower rooms.

Master bedroom with dressing room, and bathroom with shower and bath.

## More Info

Air Conditioning

Full alarm system / Exterior Cameras

BBQ

Heatable Pool

High Speed Internet Network

SMART televisions/Sonos in all rooms

Walking distance to Epi Plage/ Beach Clubs

5 minutes drive into town

Fully catered services available

Concierge Services available upon request.

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Easy Walk to Shops
- Heatable Pool
- Winter Heating
- Watersports Nearby
- Private Pool

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## Location



Nikki Beach - 800 metres

Club 55 - 950 metres

St Tropez - 5 kms

Ramatuelle - 4.5 kms

La Mole Airport - 20 kms

Nice Airport - 105 kms

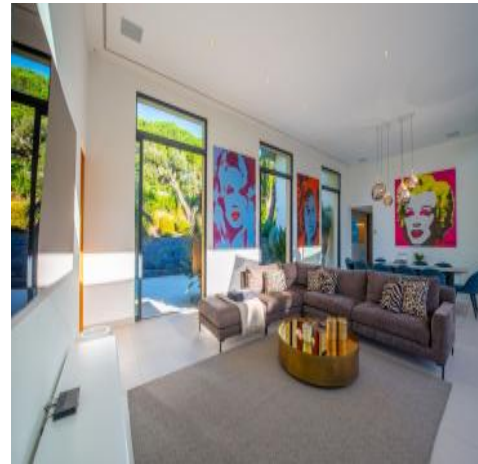
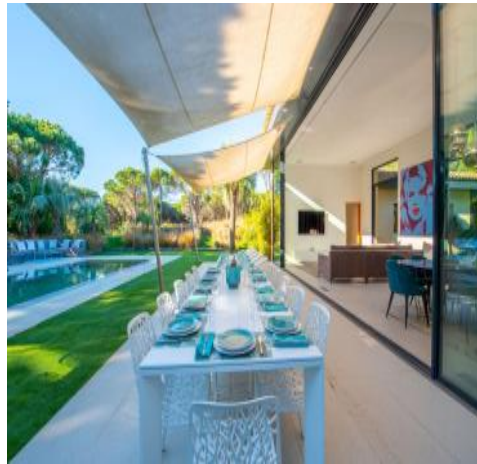
A8 Motorway - 35 kms

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## Photos



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