

VILLA PROVENÇAL

French Provencal villa set in magnificent terraced garden overlooking one of the most beautiful beaches in Cape Town. The villa has been built with exceptional attention to detail creating a wonderful, relaxed and indulged holiday atmosphere. If privacy, together with magnificent 180' sea and mountain views is what you are looking for, with easy walking distance to the beach, then this villa is for you.

There are 4 bedrooms in total in the Main House and 1 self contained Cottage - providing 5 bedrooms of accommodation (sleeping 9 guests in total). The bedrooms together with their bathrooms in this villa are all situated on different levels, making it ideal for couples or for a family who would like some privacy from each other. Unusual for the Atlantic coast, this villa is entirely north facing which makes the interior cool in summer and warm in winter.

All 3 double bedrooms in the Main House have French doors leading to patios overlooking the sea. There are a further two patios off the living area, either for lounging on with your sundowners under the olive tree overlooking the beach or for dining on at the 10-seater outdoor dining table on the wisteria-clad patio. The architecture is truly Mediterranean with pale green shutters on all doors and windows, extra high ceilings throughout and bespoke ironwork and ballustrading.

A long windy driveway bordered by cypress trees and indigenous vegetation leads you up to the entrance. Large double arched front doors above a water fountain leads into the entrance hall. On the right is the open plan living area leading off to patios on both sides. The lounge has subtly hidden plasma TV, DVD, and PVR with surround sound. The lounge has white painted timber beamed ceilings with coir carpeting. There is ample seating with 3 couches and ottomans strategically placed around the large open fireplace as well as enjoying the magnificent sea views.

On the left of the entrance area is the open plan dining area with Italian clay flooring and under-floor heating. The dining area also has French doors leading onto sea-facing terrace. There is a French Armoire next to the 10-seater solid wood dining table with chairs upholstered in blue toile.

Upstairs off bedroom 2 and 3 is an informal lounge area with TV and DVD player, fax machine, printer and scanner. Upstairs is a separate Laundry room with washing machine, tumble dryer and ironing equipment.

The kitchen is a cook's dream with double Paul Bocuse Rossier oven. It is a large farm-style kitchen with central solid wood table seating 8. The kitchen is fully equipped with AEG fridge/freezer, dishwasher, microwave as well as top of the range Saeco coffee machine. The kitchen has large arched windows facing the rear herb garden and has wooden counter tops, white traditional cupboards, Italian clay floors tiles and under-floor heating.

What really makes this villa exceptional is the lush verdant garden. There are 4 terraces to the garden with stone steps and wrought iron balustrade leading down to the pool area. The pool is 9m long surrounded by pool loungers with comfortable white towelling cushions and parasol. The top terrace leads off from the living area and has a fountain and steps leading down to a vegetable garden.

The outdoor terrace off the lounge had a built-in barbecue which doubles as an outdoor fire place on cool evenings as well as a gas Weber and a charcoal Weber for outdoor entertaining. There terrace has been built in such a way as to be totally protected from the south-easter. There are drop down blinds surrounding the patio for the cooler part of the year. There is a 10-seater dining table on this patio. The second patio is furnished with 3 two-seater wrought iron couches with upholstered seating, coffee table and parasol. There are magnificent sea and mountain views from both patios.

There is parking for 4 vehicles inside remote controlled gates on the premises as wells as staff quarters.

The villa is serviced daily by permanent staff and has a gardener three times a week to take care of the outdoor area and pool.

The villa is fully alarmed with external beams as well as an internal alarm system with 24hr armed response.

Bedroom 1

Downstairs double bedroom with queen-size bed, furnished in white and blue. French painted furniture Designers Guild cushions, French doors leading to patio with breakfast table overlooking the sea. The bathroom opposite has bath as well as shower and is all in white with blue soft furnishings.

Bedroom 2

Upstairs a large double bedroom with King-size bed or 2 single beds furnished in white with touches of pink and turquoise with antique painted cupboard and DesignerGuild sheer drapes on windows. French doors leading out to covered patio with breakfast table.

Bedroom 2 and 3 share a newly renovated modern bathroom (shower only) with glass tiles and floating vanity with double basins on Caesar-stone top. Under-floor heating in bathroom.

Bedroom 3

Single bedroom with large build-in cupboards and sea views. All bedrooms have down duvets with white percale cotton linen.

Bedroom 4

Extra large master bedroom (72m2!) in separate wing with incredible sea views through 2 large arched French doors which lead onto patio. Beautifully furnished in whites, pale rose and pale green- you will feel like you are floating in heaven! Large bathroom en suite with rolled top free standing Victorian bath overlooking the sea, double vanity and large shower. Enjoy sweeping sea views while lying in the bath after a glorious day on the beach. Large separate dressing room off main bedroom

Bedroom 5 - in separate cottage

Beautiful separate stone cottage, comprises a double bedroom with French doors leading onto a private gravel patio with mountain views and breakfast table, bathroom with bath and shower (also mountain views!), lounge with kitchenette and small covered "sundowner" patio with magnificent sea views.























