

## *Villa Cocoa*

5 Bedrooms/ 4 Bathrooms

(Sleeps 10 adults + 1 Child)

Pool / Jacuzzi / Patio / Garden

**Pampelonne, St. Tropez, Ramateulle, France**



Welcome to Villa Cocoa, a high standing house on enclosed land, located in the "Residential Park of Pampelonne" - Bay of St. Tropez. Villa Cocoa is located 300 meters from the sea (Club 55 and others beaches of Pampelonne), 3 km away from the center of St-Tropez, 5 km away from the center of Ramatuelle, 1 hour from Nice International Airport by car or 20 minutes by helicopter and 10 minutes away from golf course (8 km), polo and tennis.

Our 5 bedroom (4 King-beds and 1 Queen bed) Villa includes a panoramic sofa for 10, Plasma TVs, Cable with HI-FI Boise System, DVD, Magnetoscope VCR, a computer with Wi-Fi internet access, fax machine, fire place, lunch and dinner area, kitchen equipped with grill, double oven and wine cave, two huge terraces (one with cocktail area, Barbecue, Pizza Oven and the other covered with a laundry room with washing machine and dryer), patio, lagoon swimming pool with cascade and hot tub (protected with alarm).

In July and August rate include a maid and a butler available 35 hours a week, a gardener and swimming pool care, fresh linens and internet access.

**PHOTO GALLERY:**



**Living Area**



**Living Area (Alternate View)**



**Kitchen**



**Eat-In Kitchen**



**Dining Area**



**Master Suite**



**Master Bathroom**



**Master Terrace**



**Guest Suite II**



**Guest Suite II – Lounge Area**



**Guest Suite III**



**Guest Suite IV**



**Guest Suite V**



**Exhibition Kitchen**



**Outside Dining**



**Terrace**



**Patio**



**Exterior View**



**Pool View**

Rates: (all prices in Euros - visit [www.XE.com](http://www.XE.com) for conversion)

Season	Rates Per Night	Rates Per Week	Rates Per Month
High (July & August)	€2,500*	€17,500	<a href="#">Inquire</a>
Mid (June & September)	€1,500*	€10,000	<a href="#">Inquire</a>
Low (April - May & October - January)	<a href="#">Inquire</a>	€4,000	<a href="#">Inquire</a>

*\*Hotel Services included: maid, butler, pool personnel, gardener, internet, local phone calls, VIP welcome cocktail at arrival and concierge service. \**

*\*\*Check-In: 3pm. Check-Out: 10am. One week minimum stay required during Low and Mid season. Two week minimum stay required during High season. Rates include service charges. Taxes are 1.5 Euros per pay per guest. Rental deposit in the amount of €10,000, refundable security deposit in the amount of 50% of the entire rental and an exit cleaning fee in the amount of €250 are due at time of booking. Please take out travelers insurance, we do not refund money for changes in plans, if the house is not able to be occupied then the owner will refund the amount, not otherwise. Children are welcomed. Small pets are negotiable. Smoking is prohibited inside. Please inquire if you require additional amenities included (i.e. car rental, chef hire, etc.).\*\**

*Note: Until confirmed, rates are subject to change without notice.*