



ST PAUL DE VENCE, CÔTE D'AZUR, FRANCE

CHARACTER APARTMENT TO RENT

Our apartment is situated on a lovely hilltop domaine, close to the mediaeval village of St Paul de Vence, approximately 15-20 minutes by car from Nice Côte d'Azur Airport on the French Riviera.

This top-floor apartment has been completely renovated whilst retaining its old Provençal style, with timber beams and beautiful, original floor tiles. It comprises 2 bedrooms, 2 bathrooms and will sleep 4 people. There is a large communal swimming pool and spectacular 360° views from the apartment to the mountains and the sea.

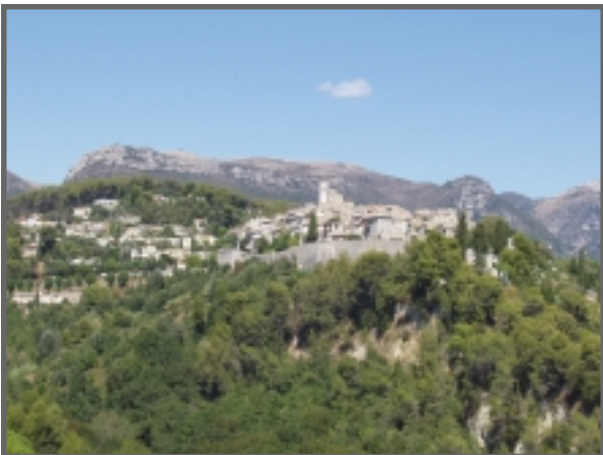
In 2005 our apartment was awarded 4 stars by the Saint Paul de Vence Tourist Board.



Approach to Domaine



Steps up to apartment



St Paul village viewed from apartment



Swimming pool

For more information please contact Jacqui or Martyn Clemence:

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INTERIOR



Living Room



Main bedroom



Second bedroom



Kitchen



Communal Terrace

LOCAL INFORMATION

The picturesque village of St Paul de Vence, renowned for its famous artists, including Picasso, Miró, Modigliani, Matisse and Chagall is a 15 minute stroll from the apartment. The walls of the famous Colombe d'Or restaurant are still adorned by their artworks (left here in lieu of payment by these once penniless clients of the hostelry's founder Paul Roux).

The village's narrow, mediaeval lanes are lined with bougainvillea, jasmine and geraniums, and home to a multitude of artists' studios and craft shops. The Café de la Place is the prime spot for watching the boules action over coffee and croissants. Bustling by day; calm and romantic at night, St Paul has been voted by many as the most beautiful village in the world.

Three kilometres further inland from St Paul is the larger, old walled town of Vence. Here there are plenty of al- fresco cafés and bistros, art and craft shops and a regular antiques market. The Chapelle du Rosaire, with its fantastic stained-glass windows, was designed and decorated by Matisse whilst he took refuge just north of Vence during the second World War.

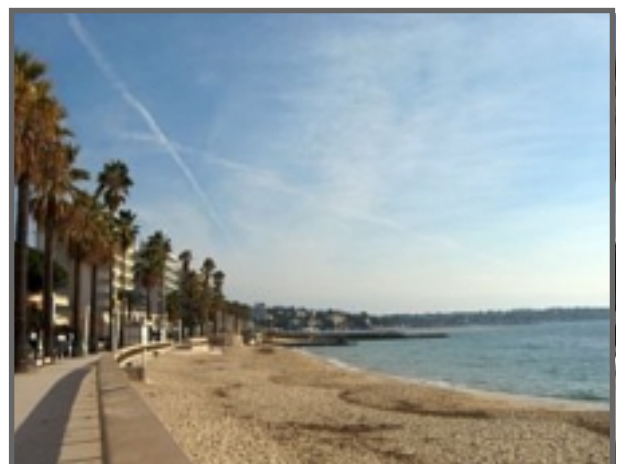


La Grande Fontaine, St Paul



Port Vauban, Antibes

Antibes, approximately 6km away, is well worth a visit for its cosmopolitan old town, Europe's largest yacht harbour and the Musée Picasso. Take a leisurely drive around the luxurious Cap d'Antibes peninsular and you come to the sandy beaches of Juan-les-Pins. Here you'll find a mass of boutiques, bars and restaurants and, if it seems lively by day, you should go there at night!



Juan les Pins

The Gorges du Loup, north of Tourettes-sur-Loup, is fairly easily accessible and makes an excellent day out. Its stunning scenery, which includes cliffs and waterfalls, attracts hikers and canyoneers, as well as less active tourists. The D2210 winds from Vence towards Grasse via Tourettes-sur-Loup and Le Bar, with side roads turning off up the Gorges du Loup.

LOCAL INFORMATION

Heading east :

Nice, Promenade des Anglais, the old town and the port - 25 mins away

Villefranche, St Jean Cap Ferrat, Beaulieu-sur-Mer, Eze - 30 mins drive on motorway

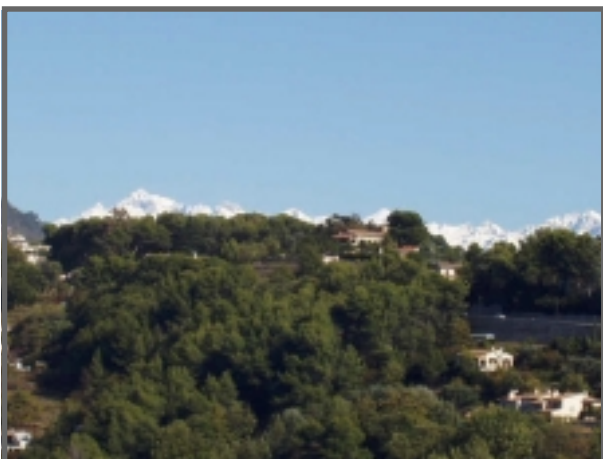
Monaco, Monte-Carlo - 45 mins drive on motorway

Roquebrune, Menton and Italian border - 60 mins drive on motorway

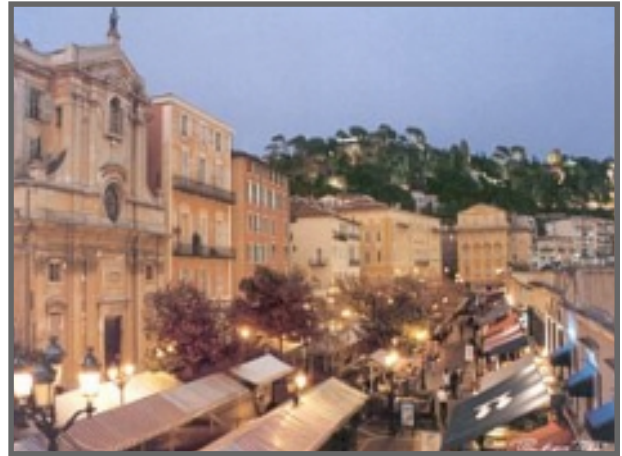
You may, of course, prefer taking it easy driving along the coast and stopping off en-route to take in some of the breath-taking scenery along any of the three (Basse, Moyenne or Grande) Corniches.



St Tropez



The Alps from apartment



Old Town, Nice

Heading west:

Biot: Pretty, old village, well-known for the Verrerie de Biot (glassworks). Stop off for lunch at Café de la Poste, for excellent, inexpensive food - 20 mins away

Cannes - 30 mins drive on motorway

St Raphael/Frejus - 45 mins drive on motorway

Port Grimaud, Cogolin & Ste-Maxime - 50 mins drive on motorway

St Tropez, Ramatuelle - 60 mins drive on motorway

Alternatively, chill out and take in the coastal views and imposing red rocks of the Estérel cliff-top road.

Into the Alps:

Less than one hour's drive north of Nice can be found some of the most spectacular mountain scenery in France. This area is a magnet for walkers, skiers, and mountain bikers; people also come here to relax and enjoy stunning views and the cool summer evenings. The massive Parc National du Mercantour, bordering Italy, offers 600km of footpaths, though don't expect luxury restaurants; take a picnic or participate in the local rustic hospitality.

Isola 2000 is the largest ski resort in the area, less than 90 mins drive from the apartment. Another, smaller resort, Valberg, can be accessed in approximately 60 mins





SOME OF THE AMENITIES IN THE APARTMENT

Kitchen

Glasses, crockery, cutlery and cooking utensils sufficient for 6 people

Fridge and Freezer

Oven with grill and hob

Dish washer and washing machine/dryer

Lounge

L-shaped settee, seats six

Dining table and six chairs

Television (with satellite coverage) and DVD player

Radio/CD/tape player

Main Bedroom

King size bed

Chest of drawers

Walk-in-cupboard with hanging space

Fan

En-suite bathroom with basin, WC and bidet

Second bedroom

Double bed, converts to two singles if requested

Chest of drawers

Two cupboards, one with hanging space

Fan

En-suite shower room with basin, WC and bidet

Additional

Ironing board and iron

Vacuum cleaner

Hair dryer

Picnic rucksack

Games

WEEKLY RATES

Period	British Pounds	Euros	US Dollars
25 Jun 2006 - 02 Sep 2006	950.00	1375.00	1755.00
03 Sep 2006 - 28 Oct 2006	700.00	1015.00	1295.00
29 Oct 2006 - 16 Dec 2006	450.00	650.00	830.00
17 Dec 2006 - 06 Jan 2007	750.00	1085.00	1385.00
07 Jan 2007 - 26 May 2007	500.00	725.00	925.00
27 May 2007 - 23 Jun 2007	800.00	1160.00	1480.00
24 Jun 2007 - 01 Sep 2007	950.00	1375.00	1755.00
02 Sep 2007 - 27 Oct 2007	750.00	1085.00	1385.00

Payment is only accepted in British Pounds unless the currency and the amount is specifically agreed with us in advance.

All rates include bed-linen and towels etc.

20% of the rental is paid upon confirmation of the booking.
The balance is due one month before the start of the rental.

A returnable security bond of £200 is required in case of damage to the property or contents.

We aim to be flexible and will consider short lets or long weekends where possible.

BOOKING TERMS AND CONDITIONS

- 1 The property known as 23 Domaine du Piol, situated in Route des Serres, St Paul de Vence, Alpes Maritimes, France is offered for holiday rental, subject to confirmation by Jacqui and Martyn Clemence (the Owners) to the Renter.
- 2 To reserve the Property, the Renter shall complete a signed booking form and return it together with a non-refundable deposit (20% of the total rent due). Following receipt of the booking form and deposit, the Owners will send a confirmation to the Renter. This is the formal acceptance of the booking.
- 3 The balance of the Rent is payable not less than one month before the start of the rental period. If payment is not received by the due date, the owners reserve the right to give notice in writing that the reservation is cancelled. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
- 4 A returnable security bond of £200 is required in case of damage to the property, or its contents, and will be payable with the balance of the rent. However, the sum reserved by this clause shall not limit the Renter's liability to the Owners. The Owners will account to the Renter for the security bond and refund the balance due within one week after the end of the rental period.
- 5 Should the Renter cancel the reservation more than eight weeks before the start of the rental period, the deposit will be retained by the Owners but no further rental charges will be payable. Should the renter cancel the reservation less than eight weeks before the start of the rental period, the full rental charges will be payable. If the Owners are able to re-let the property, they will refund to the Renter the rental charges paid, less any expenses and losses incurred in re-letting. The Renter is strongly advised to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the group's personal belongings etc since these are not covered by the Owner's insurance.
- 6 The rental period shall commence on the first day (Saturday) at 2 pm and end on the last day (Saturday) at 10 am, unless previously agreed in writing with the Owners. The Owners aim to be flexible in this respect although it may not always be possible.
- 7 The maximum number of persons to reside in the Property must not exceed the number stated on the booking form, unless the Owners have given prior written permission.
- 8 The Renter agrees to be a considerate tenant and to take good care of the Property. The Owners reserve the right to make a retention from the security deposit if the Renter leaves the Property in an unacceptable condition. The Renter also agrees not to act in a way that would cause unreasonable disturbance to those resident in neighbouring properties.
- 9 The Renter and the Renter's group acquire no rights whatsoever over the Property excepting occupation as a holiday let for the period booked. The Renter shall not sub-let the Property.
- 10 The Renter should report to the Owners, or the Owners' Agent, as soon as possible, any defects in the property or any defects in the equipment or appliances in the Property and arrangements for repair or replacement will be made by the Owners at the earliest opportunity.
- 11 The Owner shall not be liable to the Renter:
 - (a) for any temporary defect or stoppage in the supply of public services to the Property beyond the Owner's control;
 - (b) for any loss damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owners;
 - (c) for any loss, damage, or inconvenience caused or suffered by the Renter if the Property shall be destroyed or substantially damaged before the start of the rental period. In any such event, the Owners shall, within seven days of notification to the Renter, refund to the Renter all sums previously paid in respect of the rental period.
- 12 The use of the accommodation is entirely at the Renter's risk and no responsibility can be accepted for injury to a Renter, member of Renter's group or visitor and loss or damage to belongings of the Renter, the Renter's group, or visitor.
- 13 No responsibility can be accepted for any loss or damage to any motor vehicle or its contents.
- 14 Smoking is not permitted inside the Property.
- 15 The bringing of pets on to the Property is not permitted.
- 16 No camping is permitted on the Property grounds.
- 17 Open fires or barbecues are not permitted on the Property.
- 18 Under no circumstances shall the Owners' liability to the Renter exceed the amount paid to the owners for the rental period.
- 19 In the event of a dispute it is agreed that this contract shall be governed by English law.

BOOKING FORM

23 Domaine du Piol, Route des Serres, 06570 St Paul, France

Name:

Address:

e-mail:
Telephone:
Mobile:
Fax:

Commence date of rental: Departure date:

Total number in party: Ages of any children in party:

Details of travel (airport, flight numbers etc, if known):

Special requests (eg airport transfer), as agreed:

Cheque enclosed / Payment by telegraphic transfer / Other (please delete as appropriate)

If Other, please specify

Deposit, or payment in full	£
Security bond	£
Special requests	£

Total Amount	£

Payment in pounds sterling, unless agreed otherwise

I/We confirm on behalf of all members of my/our party that I/we have read and agree the Booking Terms and Conditions and that my/our booking is made subject to those conditions and that I/we am/are over 18 years of age.

Signature Date