

# Villa Itri

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 3

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## Overview

High quality spacious villa on the edge of a village with a large garden and terrace. Private swimming pool. Internet. Aircon. 4 bedrooms / 3 bathrooms. Sleeps 10.

## Description

Spacious villa with 250m2 of living accommodation and a completely enclosed garden of 4000m2. Located by a river on the outskirts of a village with all amenities.

Video entry security.

### GROUND FLOOR

Open plan kitchen, fully equipped with large American style fridge freezer, a double oven, 5 gas hobs, a microwave, all usual kitchen equipment and a bread oven. Views over the garden and pool area, doors to terrace.

Utility/laundry room with washing machine, tumble drier and a small kitchen area.

There is a spacious dining area with a large table and 10 chairs and a lounge of around 53m2 with 3 large leather sofas to seat 12, a TV with satellite channels and Wifi internet. Doors to terrace.

On this floor are 3 bedrooms:

Bedroom 1 and 2 share a shower room. Bedroom 2 can be accessed only via bedroom 1 or an exterior door to the side terrace, meaning that the occupants of this room must traverse bedroom 1 in order to use the bathroom. Therefore these bedrooms would only be suitable for parents and their children. Each room has 3 single beds making a total of 6 single beds - however, 2 beds can be put together to make a double if required thereby providing one room with 3 single beds and the connecting room with a double and a single bed.

Bedroom 3 has a double bed and ensuite bathroom with WC.

2 separate WCs

### FIRST FLOOR

Bedroom 4 is a large bedroom suite of 60m2 with a double bed of 160cm and a fabulous bathroom with shower, bath, 2 basins and a separate WC. Lovely terrace with views over the lower terrace, the garden, pool and the village of Magalas.

### OUTSIDE AREA

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Spacious terrace outside the kitchen and living area of 90m2 with dining and seating furniture, partly covered and party open.

Large gas Weber BBQ.

A gravel path leads down to the garden and swimming pool which has a fence and gate for security.

Private swimming pool of 10m x 5m with a pool terrace, summer kitchen with fridge, an arbour and a solar shower.

The garden is very large and lush with an abundance of flowers, trees and shrubs as the owner is a very keen gardener. There are therefore plenty of shady places to relax in or even to dine. Lights illuminate the garden at night and also the pool area.

There is a vegetable patch and a chicken coop with chickens at the end of the garden and the owner is happy for her guests to help themselves to the vegetables and the eggs if they wish.

Beyond this is a gate which leads to the river which has trout in it.

Terrace with dining and seating furniture.

Large pool terrace with sunbeds.

Summer kitchen with fridge.

Arbour, solar shower.

Lovely large garden with plenty of shady places to relax or even to dine.

Garden and pool lights.

Gate to river at bottom of garden.

Parking in drive for 3 cars.

Washing line to side of villa.

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## Layout

Kitchen - open plan, full equipped with fridge freezer, double oven and 5 gas hobs, bread oven.

Utility/laundry room - washing machine, tumble drier, small kitchen area

Dining area - large table and 10 chairs

Lounge - 3 large sofas, TV with satellite channels, Wifi internet

4 Bedrooms - two with double beds, one with 3 singles and the 4th with either 3 singles or a double and a single. The master double has a terrace

Bathrooms - 3 bathrooms and 2 separate WCs

## More Info

Linen and towels provided.

Pool cleaner comes once a week or more if necessary.

Gardener visits twice a week.

Visited by one of our team - very highly recommended.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Grouped properties
- Private pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Terrace

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## Location

The villa is located in a small residential road on the edge of the beautiful village of Magalas set amongst the Languedoc vineyards, in between the mountains and the sea.

The village has all essentials and it is just a 15 minute walk into the centre for shops and restaurants. There is a new and completely different restaurant in the village called O Bontemps, located behind the church. Exciting food, theatrical presentation, plenty of space and a real joy to eat in with young dynamic staff. A whole dining experience of pleasure!

Market on Wednesday mornings.

There is a further selection of larger supermarkets and restaurants in neighbouring villages.

The pretty little seaside resort of Valras Plage with its fine sandy beaches, seafront restaurants, harbour and sporting activities is only 20-25 minutes drive.

The villa provides an ideal base for exploring the delights of the surrounding area. (Mediterranean beaches 30 mins, Black Mountains 20 mins, and Golf course 15 mins). 10 minutes from the medieval town of Beziers.

Beautiful, child friendly Mediterranean beaches (Valras, Serignan, Vendres) all within a 25 minute drive.

Golf, tennis, rafting, fishing, horse riding, swimming, water sports, hiking and mountain biking are some of the activities on offer in the area.

Beziers (15 minutes) has perhaps the best flower market in the whole of the south on Fridays in the beautiful tree-lined main boulevard.

The Canal du Midi links the Atlantic with the Mediterranean and has miles of flat walks along the shady tow-paths. Easy access to mountains, lakes and gorges for hiking and swimming.



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Carcassonne castle is well worth a visit, especially on jousting days!

Renaissance Pezenas is just 25 minutes away, with its winding cobbled stone streets housing Antique Shops and Art Galleries. The Saturday Market is a must for holiday makers, and there are many pavement cafes plus a huge choice of restaurants.

Cap d'Agde (35 minutes) has further beaches and water sports, boat trips, beautiful harbour, golf, casino, fashionable shopping, nightclubs, waterfront restaurants, several childrens theme parks and a fabulous water park (Aqualand).

Budget airlines fly regularly to Beziers, Montpellier, Perpignan and Carcassonne, all within 30-60 minutes. Spain, Andorra and the Pyrenees are within easy reach and the area is surrounded with the vineyards of the Herault.



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## Photos



Villa from lower garden



Top terrace



Pool and terrace



Summer kitchen by pool



Dining and lounge



Lounge



Kitchen and dining area



Kitchen



Top double bedroom with ensuite and terrace



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Shower room



Shower room



Ensuite bathroom to top bedroom



Double bedroom on ground floor



Pool and terrace



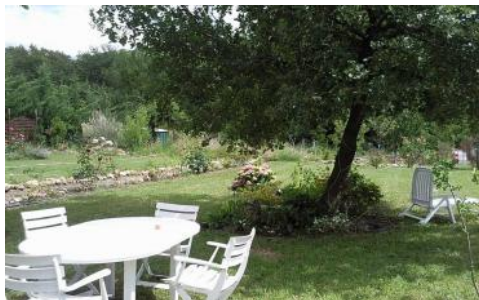
Top terrace



Front entrance



Large garden



Garden



Shady eating area by pool



Pool



Solar shower by pool



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Tea on front terrace



Front of villa



Table set for fine dining!



Beziers, 15 minutes away



Puissalicon, the next village



Carcassonne, a bit over an hour away