

# L'Horte

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 3 **Bathrooms:** 2

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## Overview

Pretty property originally built in 1770 and extended in 1880 as a maison vigneron. Only 15 minutes from historic and fascinating Cité de Carcassonne, also Limoux, famous for its sparkling wines. Completely refurbished for 2020 season. Good sized swimming pool, terrace, BBQ and huge private garden. Three bedrooms to sleep 8. Coast an hour away with long sandy beaches. Perfect location for exploring Languedoc and its wines. Walking distance to buy bread and charcuterie. Pets welcome. Air conditioning. Minimum 4 day bookings outside June, July and August.

## Description

L'Horte is a lovely rustic retreat built in two sections. One was built in the 1770's and the other in the 1880's. It was originally a vineyard. At the gate, there is the house where the wine was pressed and the original press still resides.

L'Horte is now a spacious 3 bedroom house set on the outskirts of a village in sunny South West France. Sleeps up to 8.

It is situated in a small country village just 15 minutes from Carcassonne airport and the medieval towns of Carcassonne and Limoux. It is very close to two bustling towns but you could be in the middle of the country. The house is close to the village and surrounded by vineyards. There are approximately 300 inhabitants in the village. There are tennis courts, swimming pools in the village and horseriding down the road.

L'horte provides a very relaxed and peaceful setting to explore all that the Languedoc has to offer. Discover the towns, villages, historic sites, beaches and so much more.

The Cité de Carcassonne (a UNESCO World heritage site) is just minutes away. Trips to the long, sandy beaches of the Languedoc are just an hour away. Visit Limoux and sample the Crémant de Limoux - as good as champagne but at a fraction of the price.

There is a huge garden of 2 acres ideal for kids (and grown ups too!) to play hide-and-seek in and which leads straight down to the river. If you are a fisherman, you could cast your line directly into the river from within the private garden.

Downstairs there is a large, bright lounge with French doors that lead onto the garden. There are comfortable sofas to relax in making it an ideal space for guests to be able to unwind and be together. Off the lounge there is a large dining room. The kitchen is well-equipped and has a substantial table to sit round. Guest toilet.

Upstairs there are 3 well-furnished bedrooms. The master bedroom is large and a fantastic room to wake up in. There is a family shower room and wet room upstairs. An upstairs TV room provides UK television and a comfortable room to escape from the sun. French doors open onto stairs which lead down the terrace and pool.

The garden is enclosed and the pool is alarmed

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Private pool

The beach is one hour away

Spa in Carcassonne and Limoux 15 minutes in either direction

Tennis courts in the village

You can walk to a butcher in the village which also sells fresh bread or within a 10-minute drive is another village with an excellent boulangerie and grocery shop. Restaurants can be found in Cavanac (6km) as well as Limoux (15km) and Carcassonne (13km), also the home to larger supermarkets.

L'Horte has an exceptionally large garden, which is ideal for children. The driveway is secure and offers parking for two or three cars.

Tiled pool area and terrace provide a great space for al fresco dining.

The pool (approx. 12m x 6m gradually tapering from 3m in depth) is perfect for adults and children and provides a fantastic area to relax in the sun.

There is a river at the bottom of the garden, but please note that the bank is not fenced.

Bicycles available for hire.

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## Layout

Through front door into hall.

Kitchen has marble floor tiles and is well-equipped with Kettle, Toaster, Iron, Clothes dryer, Dishwasher, Double gas oven and hob, Microwave, Fridge, Freezer, Washing machine.

Separate WC off hallway.

Through to dining room with fireplace and big window looking out onto garden.

Through to elegant but comfortable salon/living room. Very light and spacious with doors out to garden. Fireplace. Two large contemporay sofas and antique-style sofa.

Wooden staircase leading up to first floor with pretty, arched window.

3 bedrooms

1 Super king size - Master bedroom.

2 double bedrooms

There are 2 single beds available which can be placed in the TV Room

Fans in all the rooms

UK Satellite TV

Internet

Table Tennis

One bathroom and one shower room upstairs and a toilet downstairs

Bathroom: Newly installed. Marble finish. Shower and wash basin.

Sitting room: Two x 3-seater sofas. Original floortiles. TV. Single bed. Fan.

## More Info

- Will consider: Long term lets (over 1 month), Short breaks (1-4 days)

- Car advised

- Nearest airport: Carcassonne 10 km

- Family friendly

- Suitable for children over 5

- Suitable for people with restricted mobility

- Air conditioning in Master Bedroom, Salon, Dining Room and TV room

- Pets welcome

- No smoking at this property

-A supply a lot of essentials tea, coffee, sugar,salt, pepper, ketchup etc. Wine, water. A lot of cleaning products and toitures.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Fireplace
- Spacious garden
- i-Rent

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Log fire, DVD player, TV, CD player, Satellite TV

Linen provided, Towels provided

Bicycles are available at this property for weekly hire,  
please request details.

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## Location



The village also has a tennis court, a public swimming pool and there's a lovely horse-riding school just a short walk away. Bike-hire can be arranged locally whilst other activities in the region include fishing, canoeing, cycling and wonderful walks. Golf lovers don't have to travel far to play at the highly-regarded Golf de Carcassonne, just 15 minutes away by car.

This location is also wonderful for visiting the many Cathar castles, idyllic Languedoc villages, vineyards offering wine-tasting in beautiful surroundings and the Mediterranean beaches which can be reached in just over an hour. The Spanish border is just a couple of hours away!

One of the main highlights is of course the fairy-tale ancient city of old Carcassonne (13km), a must for young and old alike. A restored medieval fortress, this town is rich in historic treasures and culture and is now a UNESCO World Heritage site. Visit on a Saturday morning for the wonderful market. Even the newer part of town is worth a visit for its many shops for a change of scene.

Limoux (15km) is also a fantastic place - look out for festivities during your stay and lots going on in the summer here and in surrounding villages. Visit on a Monday morning for the weekly market and make sure you try some of the many good restaurants. Limoux is a lively bustling market town and well worth a visit on market days. The town hosts many good restaurants. Limoux has plenty of shops and restaurants. On Saturday night you will even have dancing in the village square and entertainment in the village. During the season you will always find plenty to do in Limoux and the surrounding villages.

Another great day out is historic Mirepoix (45km) with its charming Monday morning market whilst further afield other highlights of the Languedoc region and beyond include Pézenas, Roquebrun, Saint-Guilhem-le-Désert, Minerve and even the 'rose' city of Toulouse.



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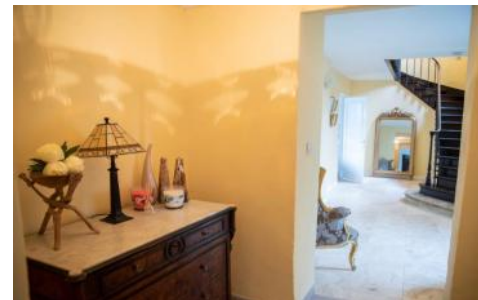
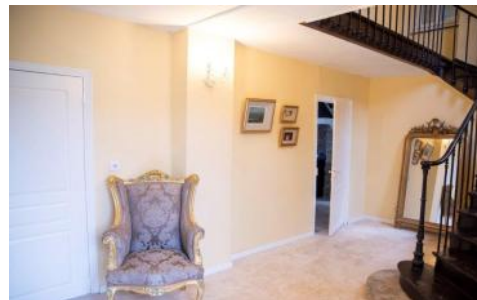
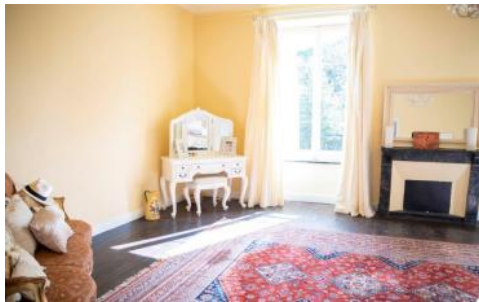
## Photos



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