

# Sauvian Villa

**Region:** Languedoc

**Sleeps:** 6 **Bedrooms:** 4

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## Overview

Sauvian Villa is located in the lovely village of Sauvian in the Languedoc region; the beach is only 8km away, and the property is within walking distance of the village where you will find various bars, restaurants, boulangeries and supermarkets.

The villa is a secluded, spacious and detached 4 bedroom property that boasts a large terrace, private swimming pool and summer kitchen - the perfect place for an al fresco meal! This holiday home can comfortably sleep 6 people, has air-conditioning in the main living areas, has internet and satellite TV with UK channels.

## Description

Sauvian Villa is a wonderful family friendly property, located in the quaint village of Sauvian in Languedoc Roussillon. The villa is within walking distance to the village, which boasts many bars, restaurants, boulangeries and supermarkets. Being only 8km from the Mediterranean, this is an ideal property for families or groups of friends who are looking to relax in a typically French village.

The property is attractive and situated in a quiet residential area of the village. It is a single storey building with a traditional clay-tiled roof and secure shutters to all of the doors and windows. With one double bedroom, one twin bedroom and 2 single bedrooms plus a family bathroom and separate WC and utility room, this is the ideal property for families or groups to have time together, as well as some privacy.

The villa is air-conditioned (main living areas only) and spacious - you will enter from the terrace into a fully-fitted modern kitchen with a 4-hob induction plate, electric oven, dishwasher and American-style fridge/freezer. There is a breakfast bar with seating for up to 5 people - what a place to have your fresh croissants in the morning!

There is an open plan lounge/dining room - the lounge area has two 3-seater leather sofas, a coffee table, a 47inch SMART LCD TV with UK satellite channels, a DVD player with a selection of DVD's and an open fireplace. The dining area has a dining table with seating for up to 6 people.

There are four bedrooms in this property, to sleep a total of 6 people. One king-size double room, one twin room and two single rooms (view Facilities tab for more information).

The bathroom is a fully-fitted bathroom complete with a walk-in shower cubicle, separate bath and a sink unit. There is a hairdryer provided, saving you space in your luggage for some wonderful souvenirs. The separate WC is nearby.

The outdoor area is absolutely lovely, thanks to the private swimming pool of 6m x 4m, which has a security fence and sunloungers, as well as a large South-facing paved terrace with beautiful mature Mediterranean planting. The double doors from the kitchen lead onto a cozy terrace with table and chairs for seating 6 people; there is an outdoor summer kitchen with a large BBQ, making the perfect place to sit back and relax with an al fresco meal made with local ingredients, which leads to a small rear garden overlooking the park land.

There is secure shaded parking for 2 vehicles under a car port, plus some additional street parking in front of the property. A lockable sliding gate and high walls around the property ensure privacy and safety for

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young children.

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## Layout

- Entrance hallway - leading to air-conditioned open plan lounge and dining room area.
- Utility room with washing machine, iron and ironing board.
- Lounge area - open fireplace, two 3-seater leather sofas, coffee table, 47inch SMART LCD TV, Satellite receiver, DVD Player with selection of DVDs.
- Dining room area - dining table and chairs, with seating for 6.
- Kitchen - fully-fitted including a 4-hob induction plate, electric oven, microwave, dishwasher, and American-style fridge freezer. Breakfast bar, with seating for 5.
- Bedroom 1: King-size bed, ceiling fan, built-in cupboard, window with insect screen, overlooks the pool area.
- Bedroom 2: Two single beds, ceiling fan, built-in cupboard, window with insect screen, overlooks the pool area.
- Bedroom 3: Single bed, ceiling fan, built-in cupboard, window with insect screen, overlooks the park.
- Bedroom 4: Single bed, vaulted ceiling, built in cupboards, bookshelf, patio door leading to the rear garden area. Overlooks park.
- Bathroom: fully-fitted with walk-in shower cubicle, separate bath and sink unit. Hairdryer.
- Separate WC
- Air Conditioning (Main living areas only)
- Hair Dryer

## More Info

- Not suitable for wheelchairs.
  - Linen and towels provided.
  - Check-in: 16:00 / Check-out: 10:00
  - Max. occupancy: 6
  - Min. age of primary renter: 21
  - Parties/events not allowed
  - No pets
  - Non-smoking only
- Recommended activities
- Wine-tasting in the village
  - French market days in Serignan, Vias, and Pezenas
  - Kayaking down the Orb river at Reals
  - Aqualand water park at Cap d'Agde
  - Hiring of bicycles and Kayaks in Serignan (peak season)
  - Cycling along the towpaths of the Canal de Midi

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Street parking
- Barbecue
- Terrace
- Fireplace
- No pets allowed
- i-Rent

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- Heating
- Internet
- Iron & Board
- Linens Provided
- Living Room
- Parking
- Towels Provided
- Washing Machine
- Dining Area (seating for 6 people)
- DVD Player
- Satellite / Cable
- Television
- Video Library
- Terrace
- Barbecue
- Private Pool

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## Location

Situated in a quiet residential street on the outskirts of the village of Sauvian, the villa is only 5 miles (8Km) from the vast sandy beaches that stretch along the Languedoc coast. Whether you prefer the remote, tranquil dunes of Serignan plage or the bustling and lively Valras plage, there's a patch of sand and an atmosphere to suit anyone.

The neighbouring village of Serignan is approximately 1 mile away on the banks of the river Orb. At the heart of the village is a large, traditional cobble-stone square, which hosts food and flower markets by day and offers an extensive range of bars and restaurants by night.

Nearest large supermarket: 15 minute walk

Sauvian is surrounded by vineyards, orchards and rich farm land, offering the best in seasonal French produce and fantastic views of the countryside.

A few kilometers inland is the beautiful tree-lined Canal du Midi, offering safe walking and cycling routes to neighbouring villages.

The lively resorts of Valras plage and Vias plage are within easy reach of Sauvian and offer plenty of entertainment for children and adults. By day you will find beach bars, cafes, shops and arcades. In the evenings the places are popular destinations for restaurants, which come alive with music and shows.

Head into the hills and you will find the National park of the Haut-Languedoc, with limestone cliffs and gorges and pretty villages perched on the hillsides. There are many walking routes across the hills with amazing views, or you can kayak on the Orb to admire the scenery from down below. The medieval village of Roquebrun is well worth a trip; one of most charming French villages you will find in the South.

The fortified city of Carcassonne is only a 45 minute drive from Sauvian. This world heritage site is steeped in history that dates to Roman times, with high walls, cylindrical towers and a draw-bridge.



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Travel East along the coast to visit the picturesque town of Sete where they enjoy the ancient sport of water jousting.

Travel west to find the city of Narbonne, which boasts a magnificent cathedral and is close to the famous Cistercian monastery of the Abbey de Fontfroide.

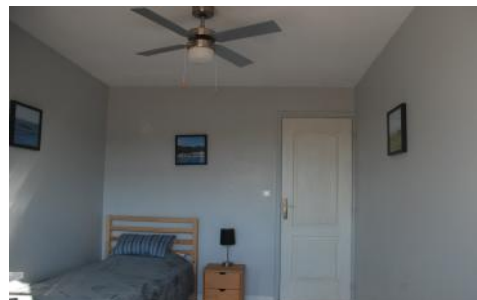
Sauvian is easily accessible from many airports in the region including Beziers-Cap D'Agde, Carcassonne, Toulouse, Perpignan, Montpellier, Avignon and Nimes.

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## Photos





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