

# Serignan Languedocienne House

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 2



## Overview

Situated in the charming village of Serignan, just 3 minutes walk from the village centre and 10 minutes from the sandy Languedoc beaches, this spacious and beautifully presented house makes a great holiday location. Air conditioning throughout. Sleeps 6 people in main house plus 2 in downstairs apartment. Excellent venue for extended family visit. Also available for longer out-of-season rentals.

## Description

Situated in a charming wine-growing village just 10 minutes from the sandy Languedoc beaches. This villa has everything you need for a super family holiday - air conditioning, WiFi, enclosed garden of 800m<sup>2</sup>, barbecue and secure pool. The kitchen at garden level together with a covered terrace give plenty of shade and a comfortable, relaxing space to enjoy.

Excellent choice for a big family with two kitchens, two shower rooms, three WCs, four bedrooms.

This is a large villa/house built in the 1980s which has been lovingly decorated and furnished by the owners. It is light and spacious and offers just about anything a family on holiday could require.

The downstairs apartment would make it ideal for, say, a family and grandparents holidaying together.

The front of the house overlooks the sports field and the back, although in a residential area, is quite secluded.

The villa is well placed for the markets, shops and restaurants in the busy village of Serignan and it is a two minute drive to the Carrefour hypermarché, Aldi and Lidl supermarkets.

There is ample parking but you could almost manage without a car as the shops are so close and there are bus services into Beziers and down to the beach.

The pool can be completely fenced off for security of small children.

The downstairs apartment would be accessible by wheelchair but the bathroom has not been specially adapted.

## OUTSIDE

Gated entrance and parking for two cars. More parking is available just opposite.

Pretty garden to the side of the villa with climbing wisteria shading a small seating area.

There is a garden and a large terrace with fully equipped summer kitchen and BBQ.

The pool is 9m x 4m and between 1m to 1.7m deep and can be completely fenced off to protect small children.

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There is a terrace and dining area by the pool with barbecue. Olive and apple trees.

Entrance to the apartment is off this terrace. Entrance to the main house is up an outside staircase.

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## Layout

Main house to accommodate 6 guests:

Up outside staircase to front door and into spacious hallway.

Large dining/living area with dining table and 6 chairs.

Working fireplace.

Leather sofa and armchair. Television with UK TV. WiFi available. HiFi system.

Kitchen: Quite spacious. Table and chairs. Brand new oven, microwave and double sink. Dish washer, washing machine, kettle, coffee maker, fridge/freezer.

Bedroom 1: Double bed. Antique-style wardrobe. View over sportsfield.

Bathroom: Two sinks, bath with shower over, bidet.

Separate WC.

Upstairs to Minstrels' Gallery with pleasant seating area overlooking the dining area.

Bedroom 2: Double bed. Fitted wardrobes.

Bedroom 3: Double bed. Fitted wardrobes.

Bathroom: Shower cubicle, wash basin.

Separate WC.

Apartment to accommodate 2 guests.:

Entrance from terrace into kitchen/dining area. Table and chairs, 2-seater sofa. UK TV. Double sink, hob, oven, extractor fan, kettle, coffee maker, micro wave, dishwasher, fridge/freezer.

Bedroom 4: Double bed. Fitted wardrobes.

Bathroom: Shower cubicle, wash basin, WC.

## More Info

The house has been designed in a typical Languedocienne style. It is very common in this region to have the living area situated above a large garage and this exactly how this house has been built.

Inside, the owners have paid great attention to detail, with tailor-made curtains and cushions to match the sofas and decor. The central living/dining area is overlooked by a minstrels' gallery which creates an extra, rather charming spot to relax and read or play the many board games the owners have thoughtfully left for their guests.

Cot and highchair available on request.

Air conditioning throughout - all bedrooms, main house and studio.

The proximity of the house to the centre of the village means that you don't need to worry about driving to a restaurant for the evening and that shopping is made very easy. There is a market every Monday, Wednesday and Friday.

The beaches are only 10 minutes drive away or you could take a bus. You could even cycle; Sérignan Plage is accessible by a newly constructed cycle lane and the land is very flat here.

## Features

- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Suitable for reduced mobility
- Pets allowed on request
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace
- Fireplace
- Spacious garden

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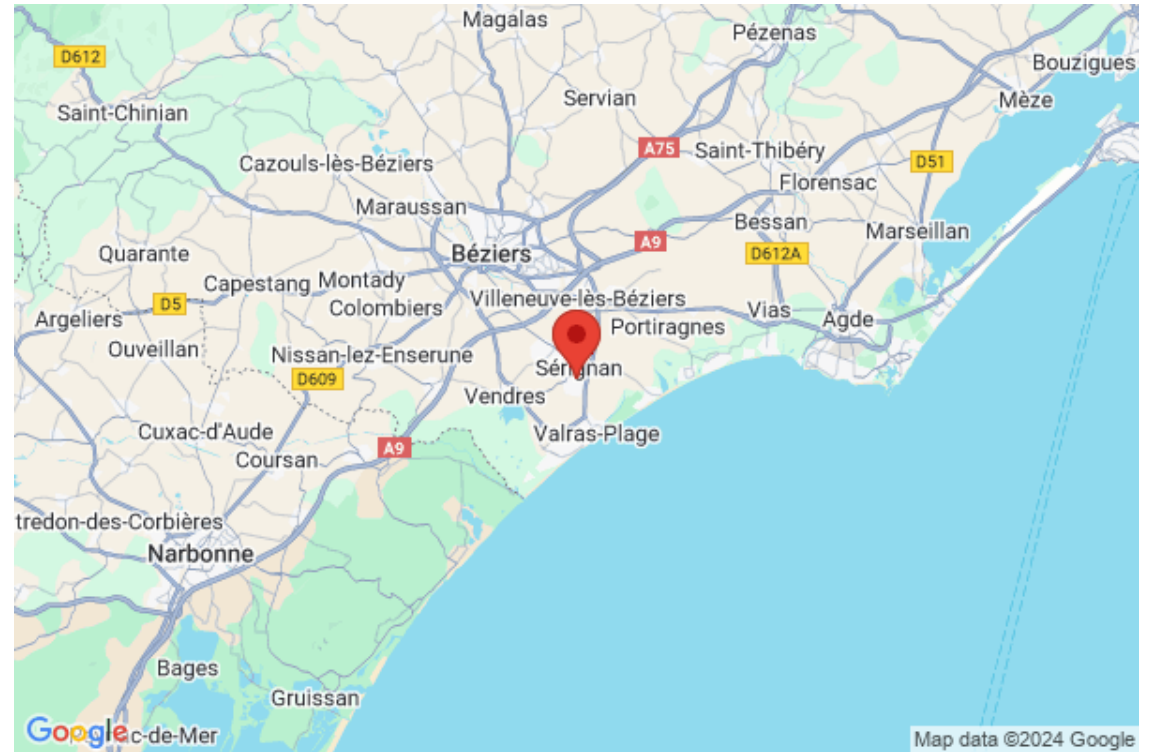
## Location

Centre of Sérignan Village just 3 minutes walk.

Beach 10 minutes by car.

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## Photos



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View of Languedocienne house from pool



Attention to detail throughout the house