

La Belle Villa de Roujan

Region: Languedoc

Sleeps: 9 **Bedrooms:** 4



Overview

A converted spacious villa (accommodates 2 families comfortably) near Roujan, on the edge of the Parc Regional de Languedoc and 30 minutes from beaches. The house is situated in a peaceful, private location in the middle of vineyards and olive groves. Own large pool (alarmed) with spectacular views. Set between 2 villages with all amenities 2km away.

FLEXIBLE CHANGEOVERS. 5 DAYS MINIMUM STAY IN HIGH SEASON. 4 DAYS MINIMUM OFF SEASON

Description

Thoughtfully converted from an old mas, this villa now offers spacious, comfortable living (accommodates 2 families comfortably). Located on the edge of a national park (Parc Regional du Haut Languedoc) and just 30 minutes from beaches. The house is situated in a peaceful, private location in the middle of vineyards and olive groves. Own large pool with spectacular views. Set between 2 lovely old typical Languedoc villages with all amenities, local restaurants and bars 2km away.

Kids will love the freedom this villa affords, and parents will love the peace and quiet of the surrounding countryside. With absolutely no chance of being overlooked this property allows you to be yourselves!

The sleeping accommodation can be found on either side of the central living area. It comprises two bedrooms and a bathroom on either side of the house, making it ideal for two families. The fifth bedroom is upstairs and very quiet and shut off.

The house has a private garden with a large, sunny terrace. The kitchen, living room and the two double bedrooms have french doors leading onto the terrace so the house can open up almost completely, blurring the line between 'inside' and 'outside'. There is also a decked terrace and eating area under the shade of oak trees and overlooking the pool and the village of Neffiès.

The pool is enclosed and gated and is 10m x 5m with both shallow and deep ends. The pool is security alarmed as required by French law. Gas BBQ, table tennis table, table football, boules, swing ball and trampoline.

There is river bathing and fishing nearby.

Pézenas - a medieval market town is just 10 minutes drive and boasts a plethora of restaurants, street artists, shops and a thriving Saturday morning market.

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Layout

Bedrooms:

Bedroom 1 with king size bed.

Bedroom 2 with 3 single beds (dormitory style, great for kids).

Bedroom 3 with 1 king size bed.

Bedroom 4 with 2 single beds.

Bedroom 5 with sofa bed - cosy double.

Travel cot available.

Bathrooms:

Bathroom 1 with bath and shower cubicle. Heated towel rails.

Separate WC.

Bathroom 2 with shower. Heated towel rails.

Kitchen:

The kitchen and eating area is very large, light and modern. Equipped with dishwasher, fridge, freezer and electric cooker and hob. There is a large dining table with seating for 12 people.

Utility Room:

Washing machine and drinks fridge are in the cellar/utility room. There is also an additional WC and shower.

Living Rooms:

The house boasts a large, central sitting room with open fireplace. There is a portable TV with DVD. CD player/radio. Board games. Ipod speakers.

Other:

Table football and table tennis.

Cleaning/Towels/Linen/Maid service:

Towels and linen are provided.

More Info

Changeover days flexible depending on bookings. Arrival after 4.00pm and departure before 10.00am

Pool 10m x 5m. (Please note that the pool is alarmed and is fenced but the fence does not conform to regulations).

Bikes available - 4 x adult + 1 x kiddy bike.

Trampoline available.

The cosy fireplace and electric radiators would make this a great getaway venue for winter and Christmas rentals.

WiFi available but no Satellite TV. Lots of DVDs available.

Features

- Internet
- Table tennis
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room
- Fireplace
- Spacious garden

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Amenities/Facilities:

Barbecue, Private Pool.

Dishwasher, Fridge, Fridge/Freezer, Hob/Stove, Iron,
Microwave, Oven, Washing Machine.

Central Heating, Cot, High Chair, Internet Access, Room
Fans, Telephone.

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Location

Coast/Beach

There are several beaches with full resort amenities to choose from within a 30 minute drive. The largest and most simple is between Sète and Agde. For more lively beach life, Cap D'Agde is about 25 minutes away.

River Bathing

Available nearby.

Golf

There are two golf courses (Golf St Thomas and Lamalou Les Bains) within 25 minutes drive - one public and one private. Details available on request.

How to get there

Montpellier (Easy Jet from Gatwick & Luton) 50 minutes drive.

Beziers (Ryan Air from Luton & Bristol) 30 minutes drive.

Nimes (Ryan Air from Stanstead & Luton) 1 hour drive.

Carcasson (Ryan Air) 1 1/2 hours drive.

Perpignan (Ryan Air) 1 hour drive.

Calais 12 hours drive.

Distances

Roujan and Neffiès - both 2km from house. Bakery, butcher, grocer, bank, bar, restaurants. Bikes available - 4 x adult + 1 x kiddy bike.

Pezenas - 10km. A lively medieval market town with great restaurants, bars, galleries, antique shops and a market every Saturday morning.

Beziers & Canal du Midi 30 minutes drive.

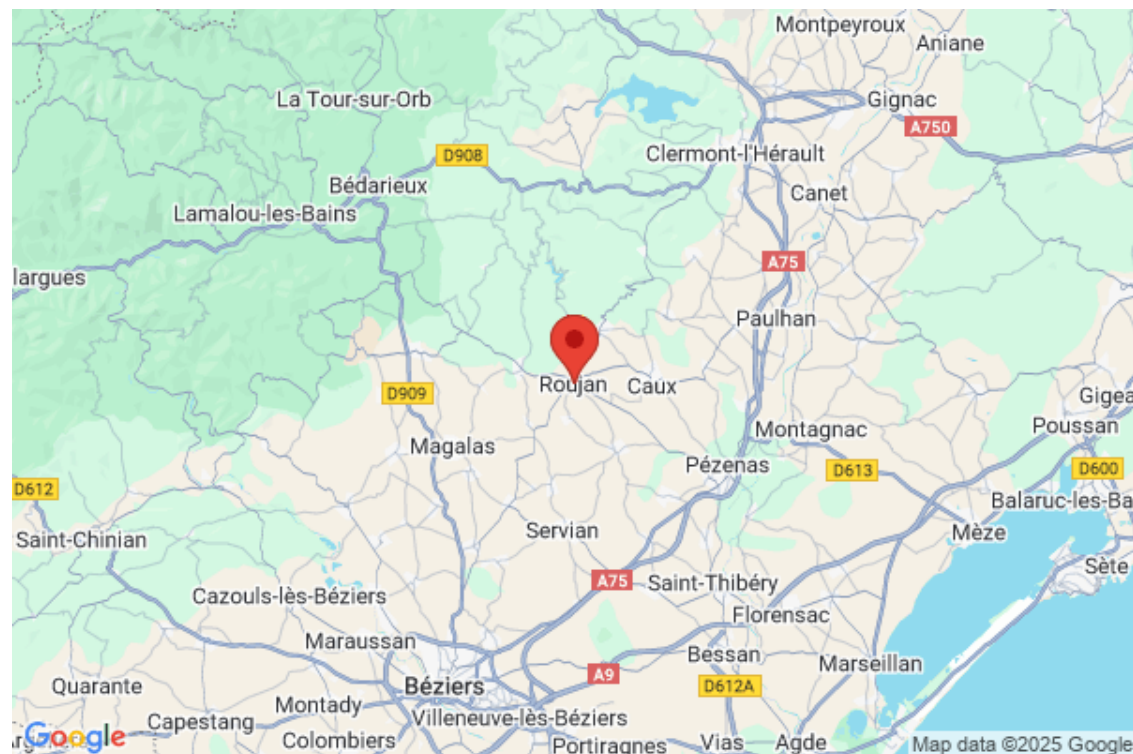
Montpellier - 40 minutes away.

Further Details

Inland Swimming: The Barrage des Olivettes is 2 minutes away, and there are many gorges and rivers in the area for swimming.

Watersports: there are sailing, windsurfing and canoeing facilities nearby at the Lac de Salagou (1/2 hr)

Walking: The area is a walkers paradise with many walks starting from the front door.



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Wine Tasting: there are plenty of opportunities to taste wines of the area from both private estates and the co-operatives typical in all the local villages.

Horse Riding: there is a riding stables within 5 minutes of the house.

Tennis: - there are municipal tennis courts in both Roujan and Neffies

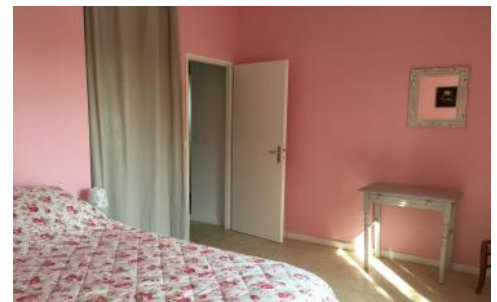
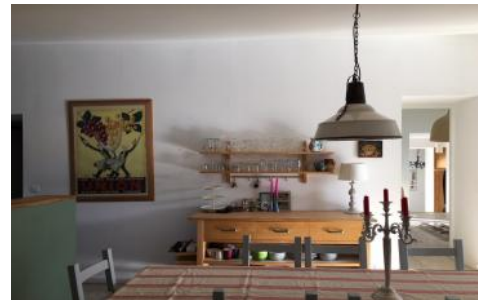
Restaurants: there are many restaurants in the area, including two very good ones in Neffiès. Full details can be provided on booking.

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Photos



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