

# Les Prades

**Region:** Languedoc

**Sleeps:** 13 **Bedrooms:** 5 **Bathrooms:** 3



## Overview

Les Prades is a beautiful, traditional farmhouse nestled amongst vineyards yet still close to all shops and amenities. This property is wonderful for kids thanks to the table tennis table, private heated swimming pool, table football and mountain bikes. Sleeping up to 13 people in 5 bedrooms, this villa is ideal for large groups or families looking to spend a wonderful holiday in each other's company. Great views. Pets welcome and garden is safely enclosed. FLEXIBLE ARRIVALS/DEPARTURES DURING THE LOW SEASON (July and August excluded).

## Description

Les Prades is a traditional stone farmhouse, located in the Domaine de Pradines in the Aude region. This property can sleep up to 13 people in 5 bedrooms and 3 bathrooms. Nestled amongst the vineyards, this villa is only 45 minutes from the airport and is ideal for a large family with children.

The house is very quiet and private and not overlooked. The building is detached and is one of 3 buildings surrounding a small chateau surrounded by vineyards. Being on the side of a valley it also has great views of the Corbière hills. Most guests eat on the raised 1st floor balcony which has the best views.

The farmhouse is 120 years old and has been lovingly restored in a French style with stone walls and oak beams. Although traditional, the property has modern, open and comfortable living spaces (over 2,700 square feet).

The living spaces of this property are comfortable and bright with hardwood floors – the living room/dining is a large open plan room which is bright, charming and spacious based around a traditional fireplace. This room offers comfortable seating, a fireplace, HD satellite TV (British), fast Wi-Fi, a DVD player and Hi-Fi. There is a dining table and chairs opposite double French doors leading outside.

The dining area leads to a large and fully-equipped kitchen which is below the mezzanine level, therefore creating a feeling of space with views up to the high roof beams and original stone walls. The kitchen is fully-equipped to prepare a delicious meal with local ingredients, making an enjoyable experience right from the get-go.

There are 4 double bedrooms in this property, all decorated differently and offering the same levels of comfort; all of the bedrooms offer wonderful views of the surrounding areas. The fifth bedroom is a mezzanine with 4 single beds, making the perfect place for the kids to spend their time. There are 3 large family bathrooms.

There is a lower ground floor where you will find a self-contained guest suite, ideal for a couple wanting some privacy. This suite comprises a double bedroom, walk-in shower room, separate toilet and a small utility area including a washing machine. This room is located under the kitchen, and whilst a part of the main building, there is no internal access to the house above. The access is via an external staircase which is not suitable for young children.

Well-equipped for family entertainment, Les Prades offers free Wi-Fi, a table tennis table, mountain bikes, a swing, table football, a magnetic dart board and many other games. There is a telephone which is free

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for all land-line calls in Europe.

The outside area is where you will want to spend the majority of your time, thanks to the beautiful decoration and many facilities. There is a private swimming pool (8m x 4m) which can be heated upon request for a small fee. The swimming pool is surrounded by a spacious terrace offering plenty of room for sunbathing with a very good book. Whilst outside, you will have a real “countryside” feel as you are amongst the vineyards surrounded by stunning views.

There is a terrace with a patio table seating up to 10 people which is perfect for an al fresco meal or BBQ evening (BBQ provided) – there are 2 large umbrellas as well as sun loungers. With ample shade provided by the overhanging maple tree, the main gravelled garden includes a swing for children, as well as enough space for them to run around freely. The garden gives plenty of play space for children and a swing.

It is really peaceful, surrounded by vineyards and on the side of a valley with views over the Corbière Hills - which is the nicest thing about the house - but it is only a few minutes from a town and 15 minutes from Narbonne. The nearest village (Saint Andre de Roquelongue) is only a mile away and has a restaurant and several shops (bread, grocers, chemist, Post Office). There are 2 bikes available for guests to use to pop into the village to pick croissants baguettes etc for breakfast.

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## Layout

### BEDROOMS:

- Spacious mezzanine on top floor with 4 single beds (ideal for children) + games area.
- 4 double bedrooms (one of which is a self-contained bedroom with en-suite bathroom).
- (1 camp bed and 2 cots available upon request)

### BATHROOMS:

- Shower room with shower enclosure.
- Toilet, bath with shower.
- Toilet, bath (no shower), shower enclosure.

### KITCHEN:

- Dishes & Utensils
- Dishwasher
- Freezer
- Microwave
- Oven
- Pantry Items
- Refrigerator
- Hob

### OTHER:

- Books
- DVD player
- Table football
- Ping Pong table
- Satellite / Cable ...
- Video games and library
- Fireplace
- Garage
- Hair dryer
- Heating
- Internet
- Iron & board

## More Info

- Ideal for two large families or a large group, but cosy enough for just one couple.
- Changeover day is Saturday during peak times, but there is the possibility of flexibility outside of the high season.
- Dogs welcome.
- Linen and towels provided (beach towels not provided).
- Private parking in the drive for several cars, with one car able to be kept inside a lockable garage.
- Outdoor games available (table tennis, table football, mountain bikes).
- The house is cleaned before and after your stay.
- Short cycle-ride away from boulangeries and shops.
- Swimming pool can be heated upon request, for a small extra fee.

## Features

- Internet
- Satellite TV
- Table tennis
- Pets allowed on request
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Family friendly
- Barbecue
- Terrace
- Games Room
- Fireplace
- Spacious garden
- i-Rent

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- Linens and towels provided
- Private parking
- Telephone
- Washing machine
- Wood stove

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## Location

This property is in a great location, central for all the activities (beach, Carcassonne, Canal du Midi, Beziers and Narbonne) and other main towns but with a quiet country feeling.

The house sits on the side of a valley, surrounded by vineyards and with stunning views over the Corbier Hills.

The area is famous for its lovely medieval towns (eg the famous walled-city of Carcassonne with its 13th century castle, and Beziers and Perpignan), it has a warm and sunny climate (averages 300 days of sun per year), the Canal du Midi (with its option to hire boats for a lovely day out) and its long, sandy beaches. It has the benefits of its more glamorous neighbour the Cote D'Azur but without the traffic jams, high prices and overcrowding. You come here to unwind, enjoy the outdoor living, explore the cities and relax in the sun.

Pradines is a charming hamlet; a cluster of 3 former wine buildings around a small chateau. The vineyards still surround the house. There is an 'in-the-country feeling', but the neighbouring town of St Andre de Roquelongue is only 3 mins away and offers a bakery, grocery, post office, garage, tennis courts and, of course, a pharmacy! It is 15 mins to Narbonne with more shops and a Hypermarket. It is also only 30 mins to the lovely Mediterranean beaches and 45 mins to Carcassonne and Beziers.

The house provides a great central base (directly in the middle of the region) for exploring the Languedoc. There are plenty of nearby outdoor activities available including river kayaking, jet skiing, sailing, golf, tennis, cycling, horse-riding and quad-biking.

### AIRPORTS:

- Perpignan (45 mins drive)
- Carcassonne (45 mins)
- Beziers (40 mins)
- Toulouse (1 hour 30 mins)
- Montpellier (1hr 15mins)



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## COAST/BEACH:

- The best beaches are at Narbonne Plage, Gruissan and Leucate.
- The weather stays warm through to December making it a great winter break.

## GOLF:

- 3 great courses within 45 mins drive at Caracassone, Beziers and Cap D'Agde.

## SKIING:

- It is a 2 hour drive to the nearest resorts in the Pyrenees.

## SPECIAL INTEREST HOLIDAYS:

- Popular tourist attractions/day visits are Carcassonne, Canal du Midi, Beziers, the African Nature Reserve at Sigean, Collioure, the water park at Carcassonne Plage, the local Cathar castles and abbeys, lovely old Medieval towns everywhere, and wine tasting in the nearby Chateaux. The surrounding area is, in fact, famous for its local 'Corbieres' wines.

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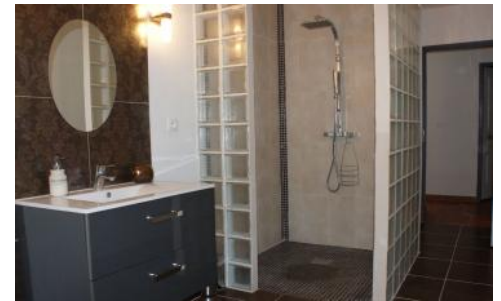
## Photos



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