

Chateau des Roches Fleuries

Region: Languedoc

Sleeps: 6 **Bedrooms:** 3



Overview

Wonderful 3 bedroomed villa on the grounds of an original chateau overlooking the mountains, with shared swimming pool. Sleeps 6.

Description

This luxury villa is tiled throughout, including the staircase, with light coloured flagstones. Downstairs you enter into an open-plan kitchen, living room, and, beyond, is the master bedroom with en-suite shower room. There is a separate toilet with washing machine. The living area has comfortable a leather sofa and chairs, a dining table for six and a TV with a blu-ray player. The kitchen is fully equipped with fridge/freezer, dishwasher, induction hob and oven, extractor hood, microwave, toaster, kettle and coffee maker.

Large French windows give access to a sizeable terrace with a built-in barbeque, shaded canopy, garden furniture, umbrella, reclining chairs, sun beds and a front garden with lockable gate. Currently the small back garden is not gravelled but it is due to be shortly.

On the first floor there is a large bedroom with two single beds and a walk-in shower. Bedroom 3 has two full-sized bunk beds and is ideal for children. The family bathroom has a bath/shower and there is a separate toilet.

The fenced/gated communal pool is 10 x 15m with a shallow area for children and there is ample safe, private parking. These are all within the gated development.

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Layout

Open plan Kitchen/dining/lounge area.

Kitchen is fully-equipped with fridge/freezer, dishwasher, induction hob and oven, extractor hood, microwave, toaster, kettle and coffee maker.

Dining area has table and 6 chairs.

Sitting area has a comfortable leather sofa, chairs and a TV with a blu-ray player.

Separate toilet with washing machine. clothes rack, iron and ironing board.

Bedroom 1: Double bed, en-suite shower room.

Bedroom 2: Twin beds. walk-in shower

Bedroom 3: Full-sized bunk beds

Family bathroom/shower and basin.

Separate WC, wash-basin.

French doors to tiled terrace

More Info

All linens and towels (including 4 beach towels) are supplied. Clothes can be hung outside to dry. In summer this will probably take less than an hour.

WiFi, DVD blu-ray player and CD player are available but there is no landline telephone.

The ground floor is wheelchair accessible.

Equipped with heaters for winter use.

No pets or smoking

You have your choice of airports to reach this property.
You can fly to: Béziers, Perpignan, Montpellier,

Carcassonne or Nimes.

By car there is a spectacular drive on the A75, south from Clermont-Ferrand, right through the Massif Central.

Alternatively as a passenger on the TGV you can take the train to Béziers.

Features

- Internet
- Easy walk to shops (<15 mins)
- Suitable for reduced mobility
- Shared pool
- Secure fenced pool
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- No pets allowed
- Spacious garden

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Location

This 3 bedroomed villa, just recently completed, is on a gated new development of 11 houses built in the grounds of an original château, now beautifully restored. The site has views of the mountains and overlooks the roofs of the nearby village. The property is located in the ancient village of Lézignan La Cèbe, once owned by the Knights Templar and later by the Knights of St John of Jerusalem. Here you will find a boulangerie, 3 grocery shops (one specialising in local and organic produce), hairdresser, gym, auberge/café/bar, doctor, pharmacy, coquillage (seafood) and a visiting fishmonger - all within a short walking distance of the villa.

Lézignan La Cèbe is ideally located for whatever type of holiday you may be looking for. For days out, the sandy Mediterranean beaches are less than half an hour to the south; mountains and lakes the same to the north. Where-ever you go you will be surrounded by Languedoc vineyards; the Languedoc is the biggest wine-producing region in the world and its wines get ever better. As well as the sandy beaches, the fishing ports of the Mediterranean are famously known for their sea-food restaurants. The river Hérault is close by, for fishing, swimming or canoeing. Lac Salagou is 20 minutes north, a fine place for walking, cycling, swimming, canoeing or sailing. Beyond it can be found the Gorges of the Tarn, the Cevennes, and the Millau Viaduct. Access to the A75 motorway, which leads both north and south, is on the way to Pézenas. Pézenas, the nearest large town, is just over 5 minutes drive or a short bus-ride away and it has the largest street market in the area. The history of Pézenas dates back to Roman times. It is now a well-preserved Renaissance town, which was the centre of government and culture in the



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16th & 17th centuries.

There are 3 supermarkets and excellent wine sellers. The narrow streets of the old town are full of interesting specialist shops, artisans' workshops, small museums and many good restaurants. In the summer "les Estivales de Pézenas" takes place on Friday evenings, with the local wine growers bringing in their produce for a big wine tasting held in the main street, accompanied by music and local food.

Also nearby is the fascinating seaport of Sète. Here fishermen sell their catches to the public straight off the boat and water-jousting takes place in the summer months. Close to Sète are the extensive oyster-beds at Bouzigues on the Basin de Thau.

Alternatively, to east and west Montpellier (45 minutes), Béziers (25 minutes), Narbonne (40 minutes), Carcassonne (just over 1hour), Nîmes (75 minutes), the Camargue (less than 2hours). Perpignan and beyond to the Spanish border are all easily reached within a day trip. [Times are inevitably approximate but basically correct!]

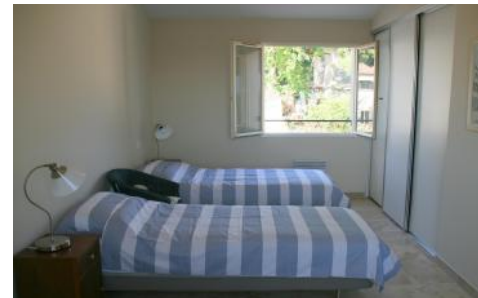
The area also has a huge variety of things for children: amusement parks, adventure playgrounds, aquatic parks, caves, pony trekking, swimming in rivers, lakes, and the sea, boat trips, museums and the Canal du Midi with its famous flight of 8 locks near Béziers, to name but a few.

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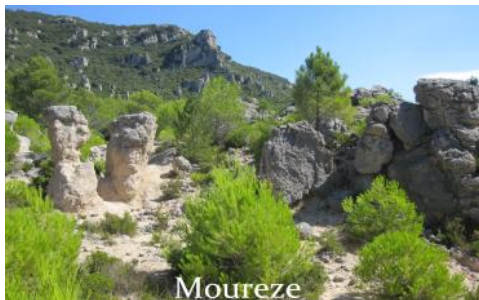
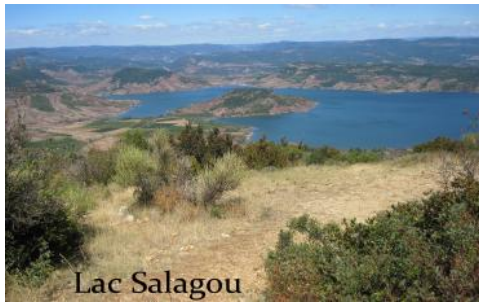
Photos



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