

# Villa Claude

**Region:** Languedoc | Argeliers

**Sleeps:** 16 **Bedrooms:** 7



## Overview

Villa Claude is the perfect holiday home for families or large groups, thanks to the many bedrooms (7) and spacious rooms. Complete with a large tree-filled garden, boules court, ping pong table, Californian swimming pool and even an outdoor kitchen, this is the place for you. It is in a quiet location yet is only 1km to the shops, making it the perfect place to sit back and relax without being completely secluded. With the 7 bedrooms, this property can sleep up to 16 people. Pets accepted.

## Description

Occupying a surface of 300m<sup>2</sup>, Villa Claude is an ideal holiday rental for large families and groups of friends of up to 16 people thanks to its 7 bright and spacious bedrooms (3 on the ground floor, 4 on the upper floor). The size of the rooms varies from 12m<sup>2</sup> to 15m<sup>2</sup>. There are 2 bathrooms with a bathtub, 1 with bath and shower, 3 toilets (two separate) and hairdryers at your disposal.

The two lounges offer comfort and ease, and are equipped with a large screen TV, Blu-ray DVD player, satellite reception, a library and a HiFi system to liven up your evenings; there is also Wifi throughout the house.

The modular dining room is integrated into the living room and leads to the kitchen which is equipped with all of the necessary equipment for 16 people (dishwasher, oven, microwave, American fridge-freezer). Linen, kitchen linen and 2 towels per person are provided. For babies, 2 high-chairs, as well as two umbrella beds are available. The laundry room is equipped with a washing machine, fridge, table and iron.

There is a games room with a billiards and table football, as well as games for children, snowshoes and boules balls for the "boulodrome" (boules court).

The closed car-park of Villa Claude can accommodate up to 8 vehicles. Space is shared between several sectors. There is a playground for children with a slide and swing, bowling pitch and a clear ground allowing ball-games.

In front of the kitchen is a terrace of 80m<sup>2</sup> for summer meals, as well as a large table for 16 people. The summer kitchen has a bar, hot-plates and barbecue with a second terrace. The 12m X 6m Californian shaped swimming pool has an alarm, pool depth 0.80m to 1m70. There is a pool shower next to the swimming pool with hot water.

Gorgeous, very spacious villa with private Californian swimming pool, in a huge exotic garden.

Located in a very quiet area, the villa is only 1km to the shops and village centre.

This beautifully decorated one storey villa has seven bedrooms, 3 bathrooms and a fully fitted kitchen.

The very comfortable dining/living room is fully equipped with multimedia equipment and internet.

The massive exotic garden and the superb swimming pool are equipped with garden furniture and sun

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loungers.

Outside games are available : swing, table tennis, children's games. Children's billiards and

Private parking.

Outside:

Large garden with garden furniture and sun loungers

Private swimming pool 12m x 6m, secure and fenced.

Terrace, courtyard

BBQ

Garage - Private parking.

Shared tennis court.

Petanque playing area.

Table tennis.

Childrens outdoor games - swing.

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## Layout

**Bedrooms:** 7 bedrooms comprising 4 single beds, 6 double beds, 1 sofa bed, 3 children's beds or 6 bedrooms with double bed, 1 bedroom with 4 singles. The bedrooms are quite spacious so could accommodate an extra child's bed, if necessary.

**Bathrooms:** 4 bathrooms, 3 with a bath 1 with shower. 3 WCs.

**Kitchen:** American fridge, freezer, oven, hobs, microwave, dishwasher, washing machine, vacuum cleaner, iron.

**Dining/Living:**

Sofas, TV, Video Player, DVD Player, Satellite/Cable, CD player, Audio tape player, Wifi broadband, internet access.

Central heating.

## More Info

Linen and towels provided.

Cleaning provided at extra cost, payable locally : 150€ euros.

2 cots and 2 high chairs available for use.

Swimming pool 12m x 6m with alarm. Depth of pool is from 80cm - 1.70m. Shower with hot water.

Garden enclosed. Pets accepted.

Visited by one of our team - recommended.

## Features

- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Secure fenced pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Barbecue
- Terrace
- Games Room
- Spacious garden
- i-Rent

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## Location

The property is located close to the Canal du Midi as well as a few shops. It is 30kms from the beaches of Narbonne and Valras (both lovely beaches, contact us for more details or tips), and 50kms from Carcassonne (a wonderful medieval chateau, see our South of France tab in Languedoc on our website for more information). It is ideally located for visiting the wine cellars of the Minervois and Corbières, as well as discovering the historical Cathare heritage.

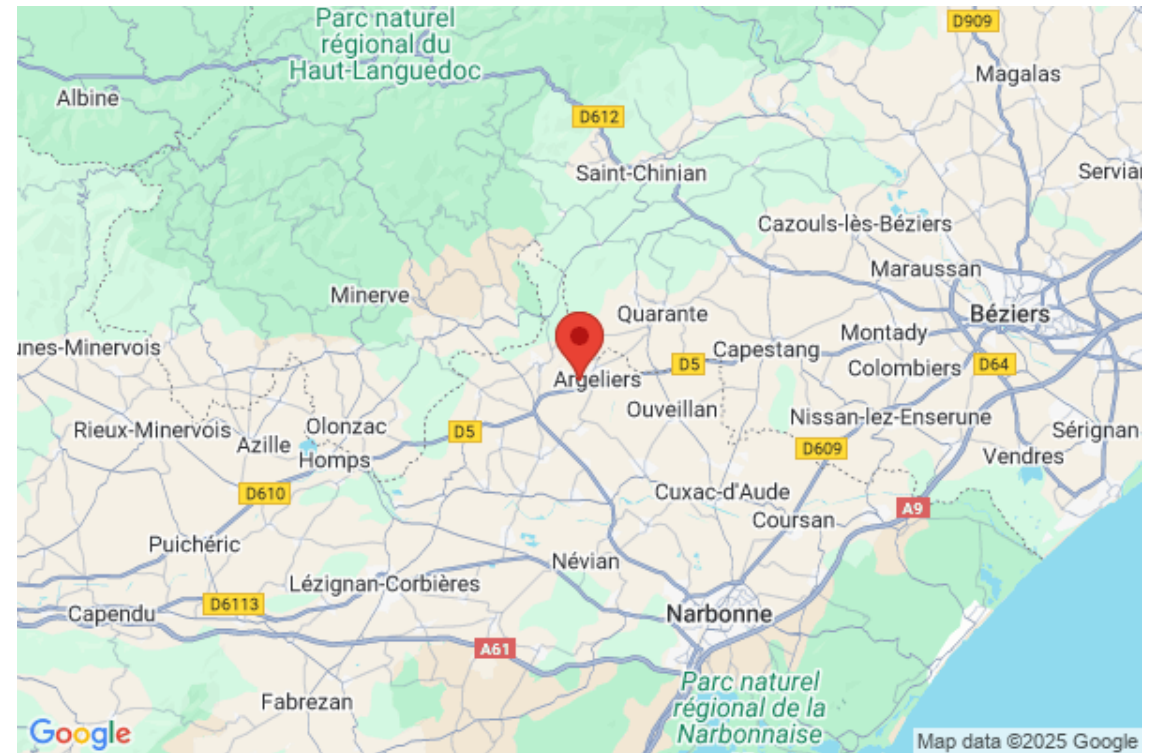
Villa Claude is close to many tourist sites and is a haven of peace right at the door of the natural park of Haut-Languedoc.

The Aude is a department filled with history - its heritage can be found in the numerous sites and Cathare castles, the city of Carcassonne as well as the Canal du Midi, all inscribed to the world heritage of humanity. Its gastronomy like the cassoulet, the wines of Minervois and Corbières have all become impossible to circumvent on the best tables. Argeliers is a village of 1500 inhabitants and lived through the revolt of vine growers in 1907.

Marcellin Albert - the coffee-maker and winegrower of the village is considered as the initiator of one of the biggest popular risings of the beginning of the century. The villa is close to many restaurants, wine cellars, and bicycle rentals. Only 7 kms away is the Somail, a very nice port of the Canal du Midi and shelters an old library. The town of Minerve, a rocky outcrop overlooking the Cesse gorges with its natural bridges, is an exceptional geological site and is recognised as one of the most beautiful villages in France.

- The property is 1km from the shops and the centre of the village of Argeliers and 17km from the town of Narbonne.

- 27km to the city of Bezieres and 25km from the Mediterranean coast and seaside resorts.



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- The region is rich in natural beauties: The Giant Chasm of Cabrespine, Aguzou and Limousis' cave.

Enjoy the wildlife:

Birds and Wolves Park, the Australian Park, in the City of Carcassonne, the Black Mountain Llamas in the village of Castans, Picarel Doe Farm in the village of Saissac, the Sigean Safari Park.

The natural parks and gardens:

The La Bouichere Garden in the little town of Limoux, Cactuseraie d'Escaire-Figue at Montolieu, the Arboretum du Lampy at Saissac.

The local festivities:

Jazz Festival in Conilhac-Corbières.

Limoux Carnival : 3 months of Carnival celebrations at the beginning of the year.

The Local specialities:

- The A.O.C. Wines, in Limoux, Cabardes, La Clape, Corbieres, Fitou, Malapere, Minervois. Allow yourself to be tempted by the fine wines and gastronomy of the Aude department.

17 Km to the town of Narbonne, 27 Km to the historical City of Beziers, 25 Km to the Mediterranean beaches.



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## Photos





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