

# Villa Beautiful

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 4



## Overview

This property is located on the exclusive development of Les Vautes between Montpellier and Saint Gély du Fesc. A much sought-after and peaceful residential area surrounded by a very green landscape drawn from its abundant pine trees conferring an impression of security and privacy. Each property in the area has been developed on a large plot ensuring space and privacy. Air conditioning. Large pool 11m x 4.5m

## Description

This property is located in an exclusive compound between Montpellier and Saint Gély du Fesc which stands out as a much sought-after and peaceful residential area surrounded by a very green landscape drawn from its abundant pine trees conferring an impression of security and privacy, each property having been developed on ample plot sizes.

This villa sits on a flat garden of 3,000 m<sup>2</sup> planted with typical Mediterranean species like pine trees, providing refreshing shade during the sunny summer months. The garden and different outdoor spaces are decorated with Balinese Art pieces such as Buddha sculptures and pagodas; it also offers several different areas and decked terraces furnished with garden sofas, cosy armchairs, as well as dining facilities, and plenty of sun loungers, all facing the long rectangular swimming pool. Located at the bottom of the garden under the shade of the trees is a pétanque ground (boules game) flanked by another seating and dining area ideal for apéritifs or barbecues.

The villa is essentially a large bungalow of approximately 200 m<sup>2</sup> with direct access to the garden from most of the rooms. The interior is decorated in a relaxed contemporary style which immediately conveys the impression of a holiday lifestyle. The living room and modern open kitchen area directly face a pleasant large covered terrace to the South overlooking the swimming pool and a garden. The kitchen also opens to a side terrace equipped with dining table and chairs as well as a large plancha.

One wing of this floor hosts the parental suite with its own bathroom and dressing room and TV, as well as another double bedroom or office equipped with a double sofa bed and with en-suite shower room. A long corridor leads to two independent studio rooms, each equipped with a double bed, a TV, a kitchenette, an en-suite shower room, and with bay windows opening directly into the garden. This same corridor leads to a garage for one car.

This villa comes fully equipped with all the latest conveniences and is very comfortable both indoors and outdoors with amenities such as plenty of garden seating, a large Webber barbecue, a plancha, a boules ground, and direct access to a running track in the surrounding pine woods and also an american fridge freezer with ice dispenser, a plasma TV and three more TV screens in the bedrooms.

Two south facing terrace with dining table and garden sofas

Private swimming pool 11m x 4,5m meters with alarm

3000 m<sup>2</sup> Mediterranean garden

Pétanque ground

Separate BBQ and dining area under the trees

Separate garden sofas under the trees

Parking spaces within the property

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## Layout

Ground Floor

Entrance hall

Large living room with dining area

Open kitchen

Master bedroom with en-suite bathroom, dressing room and TV

Double bedroom or office with sofa bed and en-suite shower room

Toilet

Corridor to:

Two independent studio rooms, each with double beds, en-suite shower rooms, kitchenette and TV

Garage

## More Info

This beautiful villa is a perfectly suited holiday accommodation for families and friends in search of a relaxing and peaceful setting though very close to Montpellier and the village of Saint Gély du Fesc.

The house is built on one level so would be suitable for wheelchair users or the elderly. Please note there is one step down to go from the living room or from the bedrooms to the garden terrace.

Large pool 11m x 4.5m

Fully air-conditioned • TV in 3 bedrooms • Fully equipped kitchen • Dishwasher • Coffee machine • Large american fridge freezer • Barbecue and plancha • Washing Machine • Tumble dryer • Large flat screen satellite TV with DVD player • DVD library • Canal + • Canal Sat • WiFi • Hifi music system • Hairdryers • iron and board • Sun loungers • outdoor sitting and dining equipment • Petanque ground (boules game) • 4 adults bicycles • garage for 1 car •

## Features

- Aircon
- Internet
- Satellite TV
- Suitable for reduced mobility
- Private pool
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- Spacious garden

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## Location

Direct access to running and mountain biking tracks in the Garrigue

All shops are available in the village of St Gély du Fesc, less than 5 minutes drive

Golf less than 5 minutes drive

Beaches are 25 minutes drive

Montpellier Airport is less than 25 minutes drive, also within reach are Nimes Airport, or Beziers Airport



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## Photos



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