

# Villeroige la Crémade

**Region:** Languedoc

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 5

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## Overview

Villeroige la Crémade is a 19th Century Mediterranean villa, nestled amidst beautiful vineyards, located in Fabrèzan in the Languedoc. With an array of amenities and modern conveniences such as a private heated swimming, a children's play area and more - this property is the perfect place if you're looking to mix old with new, in a comfortable and luxurious environment. Suitable for weddings of up to 50 guests. FRIDAY CHANGEOVERS

## Description

Villeroige la Crémade is a luxury 19th Century Mediterranean villa, sleeping up to 14 people. Uniquely decorated in true Moorish Mediterranean style, from the marble topped kitchen to the sumptuous sofas and Moroccan lanterns. Located only 30 minutes from the beautiful beaches of the South, and only 25 minutes from Carcassonne airport - this property has been newly refurbished in 2015.

The ground floor of this property boasts a lounge and dining room, comprising a solid-oak dining table and chairs, able to seat up to 14 people. The cost lounge area includes a comfortable sofa and leather chair arrangement, surrounding a large open fireplace - perfect for the colder months! The double-height ceiling and wooden beams complete this impressive space by offering lots of character. The villa is fitted with air-conditioning throughout for the summer months.

The kitchen a breakfast area features a large marble breakfast bar and sink/cooking area, with seating for 6 people. The kitchen incorporates a large open fireplace, "American-style" double-fronted fridge/freezer, with a built-in ice machine and water chiller. There are wooden beams on the ceiling, up-keeping the character, and access through to a second preparation kitchen.

On this floor you will also find a laundry room, larder area and cloak room, which includes a washing machine, a second fridge/freezer and a dishwasher.

The first bedroom features terracotta tiled floors, with a solid-wood king-size bed, and two double French windows opening out onto the gardens. There are built in wardrobes, and a lounge area. There is a bathroom on this floor with a bath, shower and separate WC.

As you reach the first floor, you will find the second bedroom which comprises a double bed, a dressing table & mirror, as well as large double windows opening out over the gardens.

The third bedroom is also on this floor, and is the same as the second bedroom, with a double bed, dressing table & mirror, and large double windows opening out over the gardens.

The second bathroom has a hallway with built in wardrobes, a shower and WC.

The entrance hall dome has a marble floor, handmade mosaic tiling and a central chandelier.

The fourth bedroom has a sold-wood hand-carved double bed, and two large windows opening to the wooded area to the rear of the property. This room features solid wood floorboards, beams, and a large

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double wardrobe and dressing tables. This bedroom has an en-suite bathroom, which is built in solid travertine stone, featuring a brass sink and fittings with a large "wet room" shower space, and WC.

Bedroom 5 has a king sized bed and en suite bathroom.

On this floor you will find the billiard room/play room/spare bedroom - complete with solid wood floorboards, and natural stone walls. The billiard room provides a great space to escape to. The room also includes an 8ft slate bed billiard table.

As you reach the second floor, you will find the sixth bedroom located in the loft. This room features terracotta tiled floors, with wooden beamed ceilings. It includes four single beds. The loft room has two small (child-proof) windows looking out over the gardens, and a built-in wardrobe.

The fourth bathroom is located on this floor, and features a built-in shower space, and WC.

The sixth bedroom is called "L'occitanie suite" - this magnificent suite includes a hand-carved four poster double bed, with authentic French and moorish-style antique furniture, and luxurious copper and brass fittings, with solid oak flooring and original beams on the high vaulted ceiling. The large en-suite bathroom includes double copper sinks and taps, places on a granite worktop. The large Victorian-style roll top bath and separate walk-in "wet floor" Italian shower, make the marble floored bathroom a wonderful place to relax.

The outside area of this property boasts a South-facing landscaped garden, which covers an area of over 5000m<sup>2</sup>, and include a play area with a swing. There is a small vineyard stretching down to an orchard, comprising apple trees, fig trees and olive groves. The winding steps lead through the garden to the fabulous 12m x 6m private heated swimming pool, with its surrounding 250m<sup>2</sup> tiled patio. Next to the swimming pool is a Mediterranean styled "outdoor kitchen".

There is a pool house/outdoor kitchen comprised of a built-in pizza oven and terracotta chimney, a fully equipped kitchen complete with dishwasher, fridge/freezer . The kitchen area includes tables and seating for up to 14 people, and sun-loungers for everyone! New for 2018 is a boules/petanque court.

There is a large garage comprising a wood storage area for winter fires (wood is included) as well as a bicycle port with 6 mountain/hybrid style bicycles of various sizes.

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## Layout

Bedroom configuration:

Ground floor (next to the kitchen )

1 x double bedroom with king size bed and ensuite bathroom

First floor :

2 x small double bedrooms with shared bathroom

Top floor :

2 x double bedrooms with king size beds, both with ensuite bathrooms

The Loft :

4x single beds with ensuite bathroom .

Unfolding Z-Bed in addition, if necessary.

## More Info

Air conditioning throughout.

Spa & Entertainment:

- Heatable swimming pool 12m x 6m x 2m (typical summer temperature 25'C). Gated for security (but not fenced).

Outside:

- Charcoal grill BBQ

Pizza oven

- Deck chairs

- Bicycles

- Private Garden

- Private Playground

- Private Terrace

- Boules/petanque Court

Kitchen and Cooking:

- Blender

- Coffee machine

- Cooking utensils

- Dishwasher

- Grill

- Kitchenette

- Kitchen stove

- Microwave

- Oven

- Refrigerator

- Spices

- Toaster

- Water cooler

- Water purifier

Toilettes:

- Hair dryer

- Shower

- Towel-set

- Washbasin

Laundry:

- Iron & Board

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace
- Games Room
- Wellness facilities
- Fireplace
- Spacious garden
- Event Venue
- i-Rent

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- Washing machine

Miscellaneous:

5 x highchairs and 5 x cots

- Security system

- Vacuum cleaner

Heating/Cooling:

- Air conditioning (loft room)

- Electric heating

- Fireplace

Entertainment:

- DVD-Player

- Wireless Broadband Internet

- Stereo system

- TV (Antenna)

Regarding car hire - the property maintains a BMW-5 and this can be rented on a weekly basis subject to insurance restrictions. (ask for details)

Guest access:

- The entire house is available and completely private for your use. There are also 6 hybrid road/mountain bikes that guests are free to use at an extra charge of £200.

Interaction with guests:

- A caretaker lives nearby to assist with obtaining keys and in case of emergency. The pool guy visits twice a week to clean and service the pool.

Policies : Credit cards accepted, Accessible 24/7, Children welcome, Pets allowed only after arrangement, Smoking not allowed inside, Unsuitable for elderly or infirm, Wheelchair inaccessible, Parking garage, Parking Included.

No smoking indoors.

Please leave property in a clean and tidy state.

Please report any breakages.

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Note the pool manager passes on Saturday and Wednesday mornings around 7am to check and clean pool, he will arrive via the lower garden so as to not disturb the guests.

The maximum number of people on the premises at any one time is 16. Larger groups can be authorised only with prior agreement by the owners. A surcharge of £500 will be applied if in breach of this rule.

In the cooler seasons you can use the wood in the garage for open fires but please ensure the fire guard is always used to protect from sparks.

Safety features:

- Smoke detector
- Carbon monoxide detector
- First aid kit
- Safety card
- Fire extinguisher

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## Location

Enjoy the Pyrénées mountain-views and the golden sands of the award winning Languedoc beaches and explore the fascinating history of the Cathar. Corbiere really does have it all from climbing to hilltop castles to relaxing in the vineyards with a bottle of your favourite wine..

Whether its springtime cycling, autumn mountain climbing, winter skiing or beach time sun...The region of the Languedoc has something for everyone.

The neighbourhood:

'Villa Rouge' has been a popular base for tourist destination for the last 50 years due to its perfect position, covering over 6000m2 of landscaped gardens, orchard and vineyard in the centre of the Corbière 'wine route'.

Nearest villages: Fabrèzan, St Laurent de la Cabrerisse, Ferrals - all 5 minutes.

Beaches: 20-30 minutes.

The national bicycle routes criss-cross through Corbière providing a rich choice of countryside from the the 100 Sq Km of pine forests with graded mountain bike tracks through to the gentle promenade of the Canal du Midi and coastal paths.

'Villa Rouge' caters for visitors all year around from skiing groups heading up for a couple of days in the Pyrenees (1hr30m to ski resorts) through to Spring and Autumn hikers heading for the beautiful lavender laden hills and of course the summer sun worshipers who are spoilt for choice between pool, sea, river or lake. Most of the Languedoc region is protected as a national park so beaches and forests remain pristine and with over 70 km of beach you can be assured of a place to call your own from the lively beaches of Narbonne to the tranquil lost oasis of 'Franqui Plage' (20 mins) which is also one of the leading Wind and Kite surf destinations in the Mediterranean.

The region is steeped in history as it was the centre of the 11th Century 'Cathar' religion which due to its disagreements with Rome resulted in the



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building of numerous fine castles and fortifications, the most famous being Carcassonne Castle (20 mins).

With the Spanish border being only 30 mins away you can easily go on a gastronomic tour covering the fine southern French cuisine with its goats cheeses, cassoulet, duck specialities and fine wine but also dip into the Catalan culture of Tapas, seafood and margaritas. Barcelona is only 1hr30m away by car or an hour by train from Narbonne station.

Getting around:

- The tranquility of the countryside and relaxing space does mean a car is required. Free parking for up to 10 cars is available. The nearest airport is Carcassonne which is 20 mins away by car. Rentals cars can be picked up at the airport from as little as £15/day.
- You can cycle to the local village of St Laurent de Cabrerisse in about 20 minutes where there is a mini supermarket, a cafe bar, a bakery, a newsagents, a hairdresser and a food van.

Other things to note:

- Michelin guide restaurant (Catimini, Ferrals), just 2km away...'al fresco' dinning at it's best!
- Local shops and bars within 10min walk and cycle path to largest nearby medieval town, Fabrezan, where there are numerous bars, pizzerias and quality restaurants.
- Golf courses 25mins away.



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## Photos

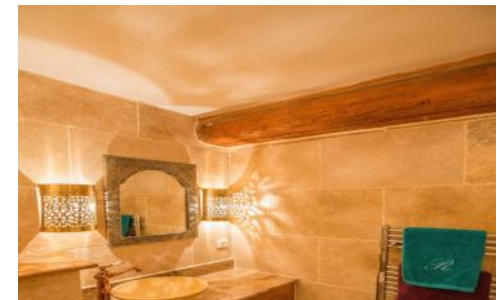




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