

Sunshine Villa

Region: Languedoc

Sleeps: 12 **Bedrooms:** 5



Overview

Lovely detached villa with private, non-overlooked saltwater swimming pool. Large summer kitchen with terrace. Spacious garden. Close to shops. Air conditioning. Great for kids - they can collect organic eggs from friendly chickens! 5 bedrooms / 2 bathrooms. Sleeps 12.

Description

The villa is detached and has a living area of 250m². Most of the accommodation is on the ground floor, with one bedroom on the first floor. Some bedrooms and the dining area are air conditioned.

The villa is richly decorated and has some fabulous original French furniture, some from Louis Quatorze times. It is however, of sturdy design, so gives the villa a comfortable feel.

Enter through gates down the drive where there is parking for several cars. There is a grassed front garden with plenty of established plants and flowers.

Enter through the front door into an entrance hall and then through into the large living/dining room.

The lounge has a beamed ceiling and a comfy corner sofa as well as 5 armchairs. There is a gorgeous wooden dining table and chairs to seat up to 10. Cupboard with selection of games.

There are views onto the swimming pool from the lounge with patio doors to the front terrace and a door to the rear terrace.

The lounge leads into the kitchen which has an open plan feel and a second, smaller dining area. There is a very good oven (the owner is a cookery teacher at the local college) with 3 gas hobs, dishwasher, large new American style fridge freezer, microwave, toaster, coffee machine etc. Window from kitchen looks onto the pool. Door to garage with washing machine, second fridge which can be used for drinks.

Leading from the kitchen and the small dining area, is a bar area at the foot of the stairs which lead up to a bedroom. This little area is decorated in a rustic 'hunter' style as the owner is a keen hunter, very common in this part of France.

The stairs lead to a large, light bedroom which has 2 double beds. It is quite private as it is at the far end of the house, up a set of stairs, but it does not have a door. Windows on 2 walls and a wardrobe.

Back down to the lounge and along a corridor at the opposite end are the other bedrooms and the shower rooms.

There are 2 bedrooms, both with double beds and both with doors to the front terrace.

Opposite the hall, is a large shower room which has been newly decorated. There is a huge walk in

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shower, 2 basins and a WC.

At the end of the corridor is the master bedroom which has a curved wall and beamed ceiling and patio doors onto the rear terrace. There is an ensuite shower room with walk in shower, 2 basins, and prettily decorated. Large TV with TNT channels (some English ones), DVD. Ensuite dressing room and door to stairs which lead down to the 5th bedroom.

This bedroom is at rear garden level and has access out onto a small covered terrace via doors. There is a sofa bed and a separate WC.

The garden has some grassed areas and a rear terrace outside the bedrooms, with the pool as a centre piece. The summer kitchen is very large with a tiled floor, large built in BBQ, fridge, 4 gas hobs and a sink.

There is a large tiled bar area as well as a spacious dining area with 2 wooden tables, 12 wooden chairs and both interior and exterior lighting.

Pool house with storage for sunloungers and pool equipment, sink. Open pool shower and separate WC.

The private swimming pool is 10m x 6m and has steps and a jacuzzi area. The pool has a security fence which can be removed if preferred, there is also an alarm (Sensor Premium). The garden and the pool are not overlooked.

The owner leaves 3 mountain bikes in the pool house for guests to use at their own risk. There is also a pile of vine cuttings behind the summer kitchen (excellent for barbecues) for guests to use on the BBQ.

Enclosed garden with fruit trees (cherry, plum, olive, palms) and a small chicken pen where guests are free to collect and use any organic eggs (but please give the 7 chickens some grain every day!). Small vegetable plot, also free for guests to pick any produce - loads of lovely tomatoes! Area with washing line behind the summer kitchen.

There is room in the drive for several cars.

OUTSIDE

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Large Mediterranean garden of 3000m2 - garden furniture, sun loungers and BBQ.

2 Terraces

Private parking.

Private swimming pool (Saltwater) with jacuzzi area - 10m x 5.5m.

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Layout

Bedrooms - 5 bedrooms with 6 double beds and 1 sofa bed:

- In the tower with two beds 140cm
- Double bedroom with bed 180cm and bathroom
- Double bedroom with bed 160cm, private entry and WC
- Double bedroom with bed 160cm (Queen sized)
- Double bedroom with bed 140cm

Bathroom - 2 with shower. 3 x WCs.

2 kitchens - one inside and one outside. Inside one is fully equipped with fridge freezer, oven, hobs, microwave, dishwasher, washing machine.

Dining/ living room - fireplace, corner sofa, 5 easy chairs, dining table with seating for 10.

Entertainment - 2 TVs with TNT satellite with some English channels, Video Player, 2 DVD players, music centre.

Terraces.

Pool house - summer kitchen, shower, basin, WC, bar, fridge.

Internet - possibly available, please check with us.

Heating

More Info

The owner leaves a Welcome Pack for guests consisting of wine and water.

Air conditioning units are located in the dining area, a double bedroom, in the hallway serving two other bedrooms, and in the upstairs bedroom.

Visited by one of our team - highly recommended.

Features

- Aircon
- Internet
- Satellite TV
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Fireplace

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Location

The villa is located in a quiet area on the edge of the little village of Malves en Minervois, 5 minutes from the lively town of Trèbes and 10km to the historical city of Carcassonne.

Tennis courts in the village - guests have free access as the owner is a member.

There is a small grocery store in the village as well as a bar and a tabac. A large selection of restaurants, bars, cafes, shops and supermarkets are available at Trebes, just 5 minutes away by car.

Carcassonne is a 15 minute into the centre of the city and beaches are a 40 minute drive to Gruissan, Narbonne Plage.

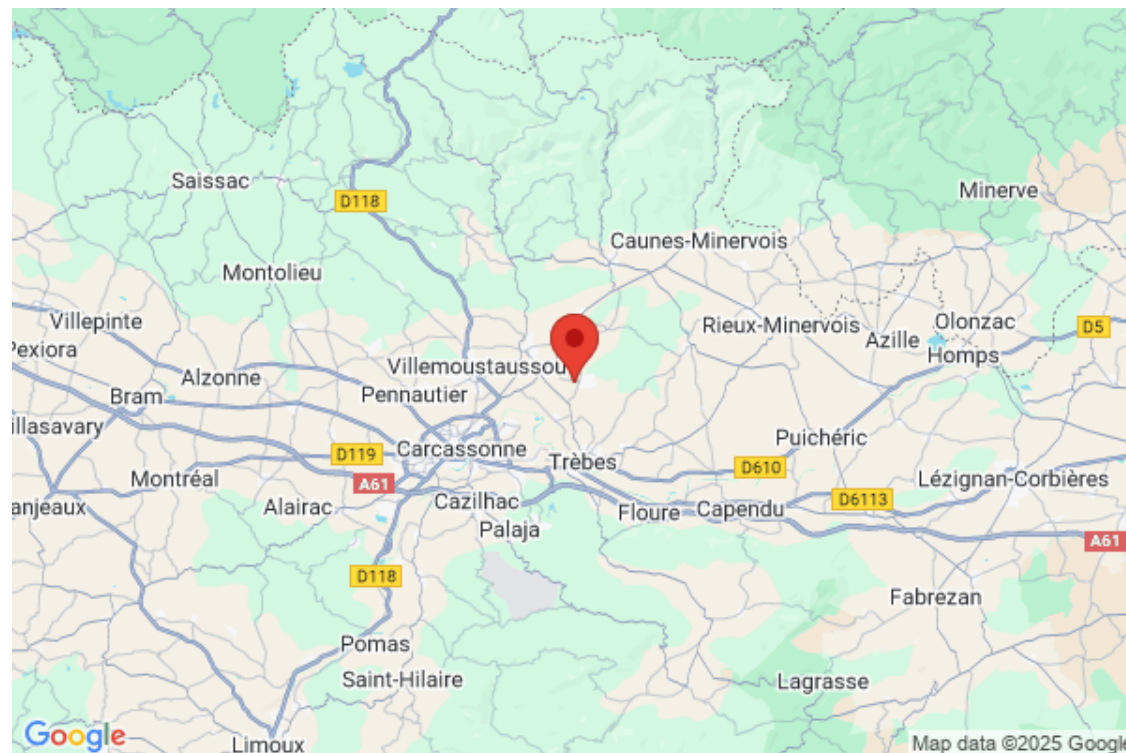
Enjoy the local way of life in the buzzing cafes and restaurants, markets, summer festivities.

From the Mediterranean to the Pyrenees, the Aude Cathar country possesses a huge variety of landscapes and prestigious sites as to satisfy the most demanding.

In spectacular natural surroundings discover the Cathar Country castles, the Medieval City of Carcassonne (UNESCO World Heritage Site), the Romanesque abbeys and cloisters, or the pink flamingos which populate the coastal lagoons...

The villa is located only 4km to the centuries old Canal du Midi (classified a World Heritage Site by UNESCO).

A work of 240 km in length fed by a very sophisticated system, the Canal du Midi is one of the oldest inventions in terms of the mastership of hydraulic and allied facilities. Almost 350 constructions (locks, bridges, aqueducts, outlets) some which have not been modified since their origin, a tow-path bordered with trees over three hundred years old.



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The Aude Cathar Country : numerous authentic cathare castles, Carcassonne, Quéribus...

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

The wildlife:

Birds and Wolves Park, the Australian Park, in the City of Carcassonne, the Black Mountain Lamas 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'Escaïre-Figue at Montolieu, the Arboretum du Lampy at Saissac

The Local specialities:

The A.O.C. Wines, in Limoux, Cabardès, La Clape, Corbières, Fitou, Malapère, Minervois. Allow yourself to be tempted by the fine wines and gastronomy of the Aude department.

4km to the Canal du Midi.

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Photos



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