

# Moroccan Paradise

**Region:** Languedoc | Puissalicon

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 3

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## Overview

This property is on the edge of the historic village of Puissalicon, with its chateau, local shops and bar. Huge living spaces with lots of light, vast open-plan living room, dining room and kitchen all in one. Swimming pool and large terrace. 5 bedrooms / 3 bathrooms. Sleeps 10.

Features downstairs double bedroom with en suite bathroom suitable for elderly and wheelchair-friendly. Air conditioning in all bedrooms. Works very well for two families holidaying together.

Perfect for winter rentals and makes a fabulous venue for a family Christmas get-together. Pets accepted.

## Description

Beautifully appointed holiday home with up to 5 bedrooms and 3 bathrooms featuring huge living spaces and light. There is a vast open-plan living room, dining room and kitchen all in one, as well as a 100 m<sup>2</sup> terrace and downstairs cloakroom/utility room.

The kitchen, with its cream walls and green tiles together with the light and space, gives the feel of a cool dairy, thoroughly welcome on a hot Mediterranean afternoon. The downstairs en suite double bedroom offers an excellent chance for elderly parents or somebody in a wheelchair to share a great summer holiday with the rest of the family.

This property was fully renovated in 2012 as a second home for an English family, and is now ideal for families and couples. It has been renovated and decorated very tastefully successfully blending ancient and modern. As it was used as a family home it is well-equipped. This beautiful property is available for holiday lets (minimum stay 1 week) and possibly long lets off season.

On the edge of the historic village of Puissalicon, with its chateau, local shops and bar. It is also within walking distance of Magalas, with a choice of restaurants, a wide range of shops and a supermarket.

## OUTSIDE

What makes this property so special is its 100m<sup>2</sup> first floor terrace decorated with hints of a Moroccan-style souk offering spectacular views across the fields towards the village and back to the mountains – particularly impressive at sunset.

Also outside, there are a heatable 9m x 4m pool (chlorine) surrounded by irrigated lawn, mature trees (including apricot and fig – delicious freshly picked for breakfast), a south-facing wall with beautifully trained roses, and many flowering shrubs. The garden is almost wholly un-overlooked. There is also a seating area for 8 people and a barbecue. The pool and garden are accessed from the kitchen through enormous bespoke-crafted French windows and also from stairs leading down from the terrace. The pool can be fenced to protect small children. This is a portable fence and if you require it to be erected please inform SFHV when booking.

The gravelled driveway offers plenty of secure parking.

This property lends itself comfortably to two families holidaying together.

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## Layout

The kitchen is very well equipped and has granite worktops, dishwasher, oven, microwave, induction hob, fridge/freezer, washer/dryer and coffee machine. There is a large island/bar area in the centre of this extremely spacious area. The dining area seats ten and the generously proportioned, comfortable sofas provide plenty of room to relax and enjoy the 42" flatscreen TV (UK channels). A small reading/library area is set under the stairs. There is an attractive wood-burning stove for the winter months. There are also a DVD player, Bose docking station, WiFi, and a Nintendo Wii. Cooling is provided by four colonial-style ceiling fans.

The ground floor also hosts a double bedroom (sofa bed) with an en suite shower room and air conditioning that is elderly and disabled-friendly.

Up the stairs via the stunning hand-made staircase. The original and extremely attractive floor tiles have been preserved and retained. There is a master bedroom with super king-size bed, wardrobe and chest-of-drawers, and air conditioning. The second bedroom has another king-size bed and a double wardrobe with air conditioning. There are two further bedrooms, each with imposing twin beds and wardrobes. The 2 bathrooms offer very different experiences - one being a modern shower room with WC, basin and large shower; the other has a roll-top bath, his/hers pedestal sinks, and a balcony with vineyard views.

## More Info

Check in from 4pm.

Air conditioning in 5 bedrooms and large colonial ceiling fans in the downstairs living areas.

Linen and towels are provided, as well as an end-of-stay clean.

White Company bed linen in all rooms.

Welcome basket provided.

The terrace is surrounded by attractive waist-high wrought-iron fencing so is generally child-friendly but beware if your child is an avid climber as s/he might just be able to scramble up.

Long term lets available, please ask for prices. The house has under floor heating for the entire downstairs kitchen/living/dining room for winter lets.

Pets allowed at owner's discretion. Garden is enclosed and safe for small dogs.

- \* First aid kit
- \* Highchair x2
- \* Travel cot x2
- \* Hairdryer
- \* Iron and Board
- \* Woodburning stove (logs included)
- \* Pool Alarm (and erectable pool fence as required)

## Features

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Pets allowed on request
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Spacious garden
- i-Rent

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## Location

Moroccan Paradise is located on the edge of the historic village of Puissalicon, with its 11th century chateau, local shops and bar; there is not much more but it is a lovely, unspoilt and tranquil village. Domaine La Belle Croix is only 5 minutes walk into Puissalicon and offers wine-tasting on the premises. Moroccan Paradise is doubly blessed in that it is also within walking distance of the popular village of Magalas, with its choice of restaurants, a wide range of shops and supermarket.

There are several bars and restaurants either within walking distance or at a very short drive away:

Chez Luca - very good pizza restaurant

Cap & Mestra - recommended restaurant in Puissalicon

St Pierre de Serjac - Premium wine estate with restaurant and bar

Picmandil - recommended restaurant in Puissalicon

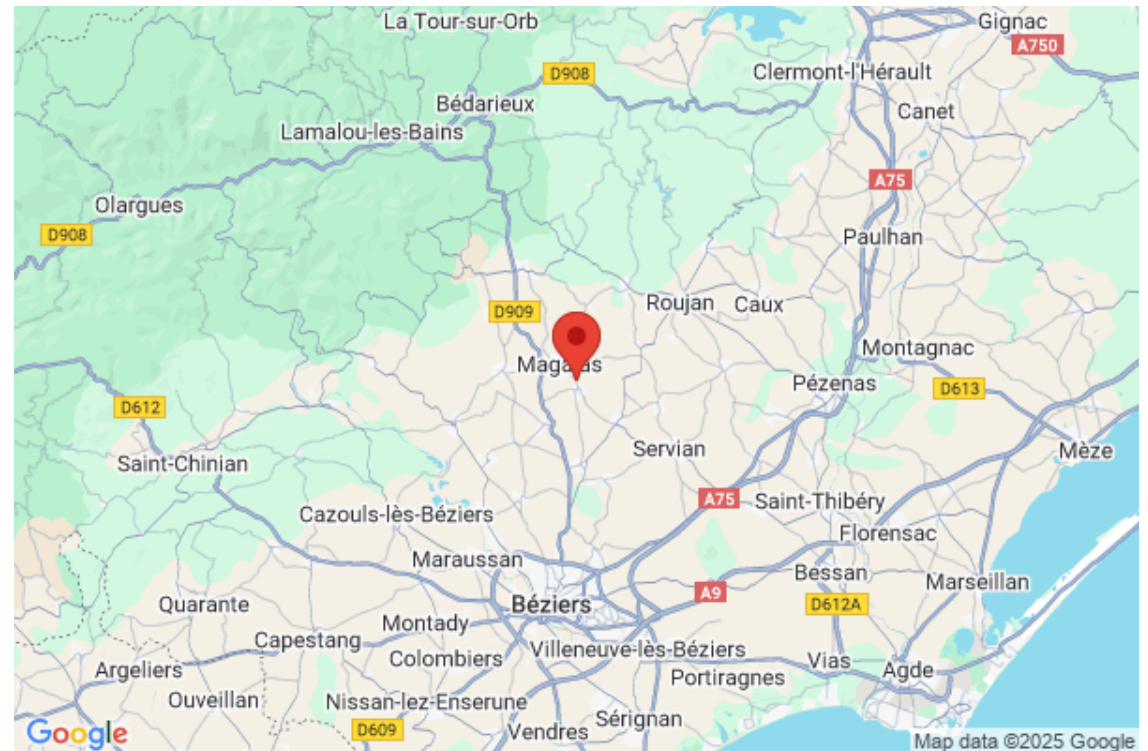
Bruno Lafon - winery in Magalas for tastings

Bakery in Magalas

Lidl supermarket in Lieuran

The house is ideally placed to explore the Hérault. The surrounding areas offer a great deal for those seeking either quiet relaxation, activities or tourist sites. The city of Béziers is only a 20 minute drive, with Montpellier at 45 minutes and Narbonne 1 hour. The coast is 35 minutes away with a wide variety of resorts to choose from to cater for all tastes. The mountains are a 40 minute drive and, in particular the breathtaking Gorge d'Héric offers an opportunity to swim and picnic in the cool river in a stunning location.

The historic and beautiful town of Pezènas is a 20 minute drive away and its walled area offers a vast array of restaurants, cafes, boutiques and galleries.



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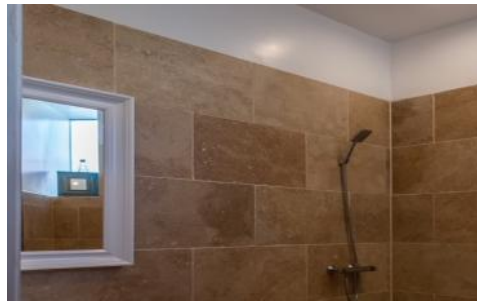
## Photos



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