

# Les Flamants

**Region:** Languedoc

**Sleeps:** 13 **Bedrooms:** 5



## Overview

Gorgeous country house with just amazing open views over the sea, 5 minutes from the beaches of Portiragnes, 10 minutes from Beziers. Private enclosed swimming pool and large Mediterranean garden on an estate of 300 acres. Internet. 10 mins to beaches. 4/5 bedrooms and 3 bathrooms. All bedrooms air conditioned. Sleeps up to 13. Pets welcome. Breakfast can be provided.

Can also be rented with POR110, POR108, POR111, POR112, POR113 to accommodate 21 people in total.

FLEXIBLE START DATES outside High Season (minimum 2 nights).

## Description

Words don't do this property justice when it comes to describing the view. Set on a low south-facing promontory, this old wine domaine looks out over vineyards towards the Mediterranean. There are practically no other buildings in sight and you will be able to watch the sun go down (or even come up, if you're an early riser!) with a totally unencumbered view.

This spacious 150m<sup>2</sup> house with accommodation all on one level is one of two holiday homes and four luxury Bed and Breakfast suites that share a large estate set in the heart of 300 acres of nature reserve. The mature garden adjoining the house and the enclosed swimming pool are for private use for this villa. The beaches of Portiragnes are only 1.5 mile away!

There are 4/5 bedrooms to sleep 13, 3 bathrooms, a fitted kitchen and a beautifully furnished dining/living room. The house has central heating and a fireplace but summer or even in the Mediterranean winter sun, you will spend most of your time on the terrace marvelling at the views.

With this fantastic family villa come 500 m<sup>2</sup> of Mediterranean garden, courtyard and terrace. There is a private, enclosed, swimming pool with distant sea views. BBQ, garden furniture and sunloungers. Secured parking.

There is plenty of space to dine under the pergola which offers shade during the summer months.

For the kids and the young at heart, there is even an adventure playground ("accrobranche") just at the entrance to the domaine. You can spend a few energetic and fun-filled hours on the ziplines and climbing frames.

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## Layout

All accommodation on one level.

5 bedrooms for 13 people. All bedrooms air conditioned.

2 x double bedrooms

1 x double bedroom on the mezzanine with bunk beds + 1 x single bed

1 x 'dormitory' with 2 x single beds + bunk beds

1 x bathroom

2 x shower rooms

2 x living areas ('salons', the owner calls them)

1 x dining room

1 x fully-equipped kitchen

Bathrooms:

1 bathroom with bath and two sinks

2 bathrooms with shower and two sinks (one en suite to

Bedroom 1)

2 separate toilets

Kitchen:

Fully equipped open-plan kitchen with fridge/freezer, oven and hobs, microwave, dishwasher, washing machine, tumble dryer, vacuum cleaner, iron.

Dining/Living room:

Chesterfield-style sofa and armchairs.

Satellite TV, DVD player, radio, wireless broadband.

Central heating, working fireplace.

Separate Utility Room:

Washing machine

## More Info

Linen and towels supplied.

Air conditioning in bedrooms included.

Pets allowed but contact SFHV for further details.

Visited by a member of our team - recommended

End of stay clean €150.00

Pool approx. 10m x 4m.

Breakfast can be offered as an extra benefit if you wish.

Bikes can be rented and delivered to the gite. You can also hire electric scooters from the adventure park just down the road.

## Features

- Aircon
- Internet
- Easy walk to beach (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Grouped properties
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Fireplace
- Spacious garden
- Sea view

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## Location

The house is located near the village of Portiragnes, 10 minutes from the beaches.

The property is set in a 300 acre Nature Reserve, most of which is planted with Mediterranean Holm oak and woodland pine trees offering some lovely walks.

There is another house which is also available for rent on the same Estate - see POR106 for details.

Just 10 minutes from Béziers-Cap d'Agde airport but you won't hear the planes landing or taking off. 25 minutes from Montpellier airport.

In the Estate grounds is a park with some rope walkways and tarzan swing ropes among the pine trees which is about 300m from the house - great fun for grown-ups as well !

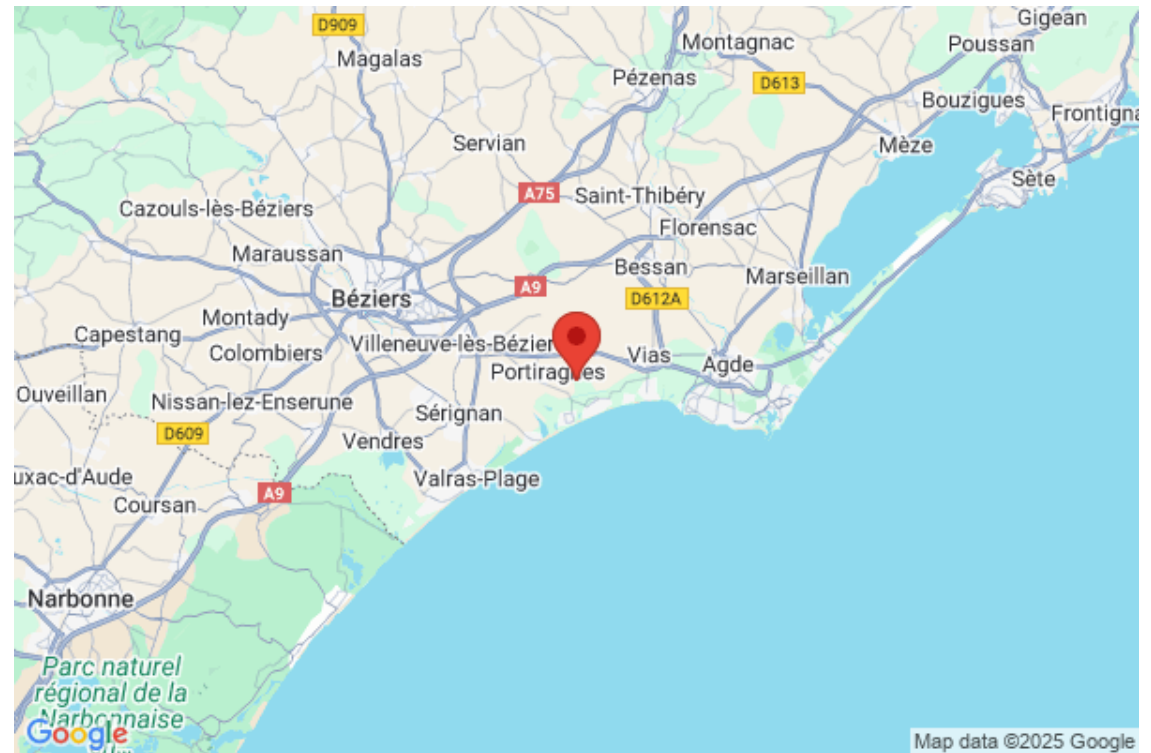
Béziers (15 minutes), historic town and capital of wine producing and rugby. Especially vibrant in August and during it's famous Feria. Perhaps the best flower market in the whole of the south on Fridays in the beautiful tree-lined main boulevard.

The Canal du Midi which links the Atlantic with the Mediterranean, miles of flat walks along the shady tow-paths. A choice of boat excursions can be taken.

Cap d'Agde (25 minutes) has further beaches and water sports, boat trips, beautiful harbour, golf, casino, fashionable shopping, nightclubs, waterfront restaurants, several children's theme parks and a fabulous water park (Aqualand).

Carcassonne castle is well worth a visit, especially on jousting days!

Roque Haute - outskirts of Portiragnes. Superb botanical reserve.



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Golf courses nearby at Béziers and Cap d'Agde.

Funfair at Vias Plage (July and August)

Bassin de Thau - a calm inland sea teeming with fish. A breeding place for oysters and shellfish, producing over half the oysters consumed in France. Villages, such as Bouzigues and Meze, have many restaurants serving sumptuous platters of fresh shellfish.

Haut-Languedoc Regional Nature Park - gorges, Lac de Salagou, Roquebrun (called Little Nice) with its Mediterranean garden with over 400 species.

Pezenas - City of Moliere with an exceptional architectural heritage. Numerous arts and crafts artists with workshops open to the public. Large market every Saturday.

Spain - an hour's drive to the border. Barcelona is approximately 3 hours' drive



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## Photos





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