

# Rosetta Roujan

**Region:** Languedoc | Roujan

**Sleeps:** 10 **Bedrooms:** 4



## Overview

Beautifully restored 19th century detached village house of character. Moroccan style private plunge pool. 5 mins to shops in thriving wine village with all services. 4 bedrooms / 3 bathrooms. Sleeps up to 10 including children.

## Description

This lovely characterful house dates from 1800. It has been imaginatively restored by an artist and an architect, maintaining all the character elements of the old house and introducing a number of modern elements which complement the old.

One of these is a Moroccan-style plunge pool on one of the terraces which can be used to cool off when the mercury climbs.

The villa is a very spacious and individual house with lots of historical features such as an original well and a pigeonnier ("pigeon loft") as well as several original tiled floors and exposed stonework.

### GROUND FLOOR:

Large open plan recreation/games area with pool table, table tennis table and a darts board. Shower room and WC, washing machine, sink, general utility area.

Stairs leading to first floor

### FIRST FLOOR:

Hallway with original tiled floor. Large dining room and kitchen area with professional steel oven.

Separate large living room with sofa bed which could accommodate 2 people.

There are also patio doors leading out onto a large terrace which gives a second dining and sunbathing area in warm weather. Across from the terrace is the pigeonnier - a separate room which could be used as a double bedroom in warm weather.

### SECOND FLOOR:

Master bedroom and master bathroom with walk in shower.

2 bedrooms for 2 people with connecting bathroom with shower.

## OUTSIDE

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Plunge swimming pool.

Shower room and WC.

Garden.

Stairs leading to terrace and Pigeonnier.

Large terrace with areas of shade/full sun for outdoor eating and entertaining; Outside: there is a large terrace with sun loungers, table and chairs and a BBQ. Steps lead down to the garden and private plunge pool (2m x 4m).

Games area with table tennis table.

Tennis courts next door

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## Layout

On the ground floor of this French villa you will find a large spacious area for games and chilling out (including a full size table tennis table). There is a mezzanine area with a double bedroom, shower room with WC and another separate toilet.

On the first floor there is the large kitchen and dining room. The dining room has a large table for 8 people. The kitchen is equipped with a cooker, hob, fridge/freezer, microwave and dishwasher. There is also a Utility room with washing machine and space for ironing equipment. The living room is also on this floor and comes with with 2 sofas (one a sofa bed) TV and access onto the large terrace.

On the second floor of this there is 1 double bedroom with a king sized bed and en suite bathroom.

There are 2 further double bedrooms on this floor - 1 double (with 4 poster bed); and 1 twin bedroom - with possible en suite bathroom.

## More Info

Bed linen and house towels provided but not beach towels. Final cleaning dependent on the property being left in a comparable condition to the arrival. Extra cleaning is payable at the rate of 12 euros an hour. Mid stay changeover available on request at 60 euros. Visited by one of our team - recommended.

## Features

- Table tennis
- Easy walk to shops (<15 mins)
- Private pool
- Games Room

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## Location

The house is in the heart of the village of Roujan in Hérault, with all the amenities on the doorstep: supermarket, delicatessen, pharmacy, restaurants, bars (one with live music at least once a week) and cafes as well as a tourist office. The popular town of Pézenas is just 5 minutes away with myriad bars and restaurants to choose from, along with what is possibly the best market in the region on a Saturday morning.

There are free tennis courts next to the house so bring your racquets!

It is in easy distance (5-10 mins) of the historic medieval town of Pezenas, home to Moliere.

Tourist office on doorstep

25 minutes to beaches

Many vineyards for wine tasting within 5 minutes access

Many wine festivals locally during summer months

Clermont-l'Hérault

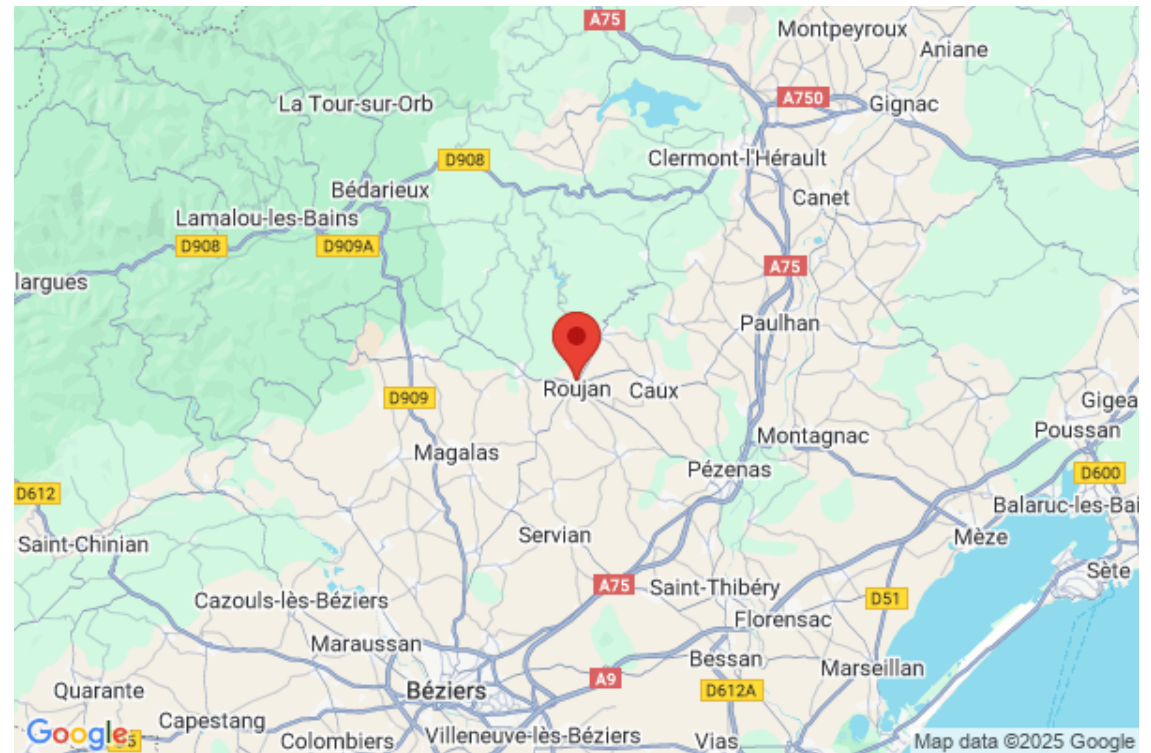
Charming village with all amenities with a market on Wednesday mornings, 7km to the breathtaking Salagou lake surrounded red hills.

Beziers (20 mins away)

Beziers has attractive tree-lined boulevards and was the birthplace of Paul Riquet, creator of the Canal du Midi. Indeed, the Canal du Midi flows from the Atlantic to the Mediterranean across the Languedoc with some particularly attractive stretches around Narbonne at Paraza, Roubia and Ventenac.

Pezenas (10 mins away)

The historic town of Pézenas was the home of Molière and is now a UNESCO world heritage site. This beautiful town is steeped in history and culture, and lies at the heart of the Coteaux du Languedoc wine growing region.



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## Montpellier (50 mins away)

Montpellier, one of the oldest university towns in France which has a very beautiful old quarter and a striking modern area designed by the Catalan architect Bofill. Further west again is the Bassin de Thau, one of France's foremost oyster and mussel producing regions, dominated by the Mont St. Clair on the other side of which is Sète, that vibrant and colourful port renowned for its summer jousting on the canals.

## Carcassonne (90 mins away)

The splendid citadel of Carcassonne needs little introduction but few realise it was besieged during the Albigensian crusades as was the picturesque village of Minerve. Other reminders of this era are the ruined castles of the Cathars that are striking witnesses to their tragic history such as Puilaurens, Quéribus and Peyrepertuse.

## Coastal Resorts & Beaches (all 30-40 minutes away)

### Cap d'Agde

Take time out to visit the ancient Greek city of Cap d'Agde, now France's top seaside resort, with great sandy beaches and round-the-clock entertainment. Where fresh water and salt water come together, where the Canal du Midi and the Herault River meet the sea, Le Cap d'Agde, La Cité d'Agde, Le Grau d' Agde and La Tamarissière combine the Mediterranean Sea and holiday fun.

14 km of sandy beaches, 2,500 years of history and heritage, an environment full of natural areas for visits (Canal du Midi, Le Bagnas Nature Reserve, the Undersea Trail), events and a multitude of leisure activities for the entire family: golf, tennis, thalassotherapy, water activities at the marina and nautical centre, Aqualand Park, amusement park for the children, museums, the Casino, Ile des Loisirs ("Leisure Island"), discotheques and restaurants where the chefs prepare enticing dishes with local products of the land and sea.

Valras Plage, Vias Plage, Portiragnes and Serignan are other family sea resorts.

### Roquebrun

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This extremely pretty village beside the river Orb is known as 'little Nice', and has a Mediterranean garden planted with 400 species. Here there are opportunities for walking, hiking, rock climbing and canoeing. The high mountainous area between Hérault and Aude is a country of wild natural beauty. Limestone plateaux, covered in scrub, are sliced through by deep canyons, splashed with red ochre on lake shores, pitted with caves and natural craters, and strewn with historic sites - from industrial relics to religious monuments and ancient citadels.

Sète, "The Little Venice of Languedoc"

Between the Mediterranean Sea and the Etang de Thau, separated from Cap d'Agde by twelve kilometres of sandy beaches, Sète is an authentic and colourful authentic fishing port crossed by canals.

Bourride, stuffed squid and mussels, cuttlefish with rouille sauce, tielles, oysters and other seafood platters are all culinary specialities full of the traditions of the town, its fishermen and the surrounding vineyards. During the summer Sète, hosts a famous jousting festival with knights doing battle on the canal.

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## Photos



Plunge pool



Entrance to the recreation room