

# La Fontaine

**Region:** Languedoc | Cailhavel

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 3

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## Overview

In a characterful farmhouse style, this 4 bedroom family villa comfortably sleeps up to 6 adults and 4 children. House is best suitable for 8 although will sleep 10 if children are included. Ideal for 3 generations. The terrace and private pool give out over breathtaking views of the surrounding fields up to the high-peaks of the Pyrenees on the horizon. BBQ area, table tennis, and Wifi with superfast broadband for streaming on Apple TV or Netflix. Located between Carcassonne, Mirepoix and Limoux.

## Description

Located between Carcassonne, Mirepoix and Limoux, this family holiday villa is nestled in the countryside offering the peace and quiet you've been longing for. It's a brilliant base for outdoor activities and the area makes for beautiful walks and cycling tours. There are also several lakes with family-friendly beaches nearby as well as river kayaking and boating on the Canal du Midi.

La Fontaine is a stylish, characterful wine maker's house, dating back to the late 19th century. The landscaped garden is south-facing and both the terrace and private swimming pool offer unrivalled vistas over the countryside to the snow-capped peaks of the Pyrenees on the horizon. The house comfortably sleeps six adults and up to four children.

Ground floor: farmhouse kitchen with table that seats 8-10 people overlooking terrace; large living room with sofas and easy chairs; vestibule and downstairs cloakroom. There is a fridge/freezer in the kitchen and an additional fridge/freezer, a washing machine and dryer in the adjoining barn. There are two adjoining barns, one enclosed and one open.

House is best suitable for 8 although will sleep 10 if children are included. Ideal for 3 generations.

First floor: three large double bedrooms – two en-suite and one with adjacent family bathroom. The bedrooms are stylishly decorated and the carpeted floors will make sure you feel at home.

Second floor: large attic room (ideal for children) comprising two double beds, two single beds and lounge area.

Outside is a large patio with vine-covered pergola, ideal for al fresco dining whilst enjoying a tremendous sunset. The unoverlooked swimming pool almost gives an infinity-sense looking out over the 300km vista, and the sun lounger area has spots of sun and shade throughout most of the day. The pool is 3 ft at shallow end and just over 6 ft at the deepest point. It is 9m x 4.5m plus steps into shallow end. The open barn offers a sheltered area from wind and rain, ideal for playing table tennis or as BBQ area. Gated drive with parking for up to 4 cars. There are also four bicycles available.

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## Layout

Ground floor:

Fully equipped kitchen with table (8-10 people)

overlooking terrace and pool with view onto the Pyrenees

Large living room, 2 sofas and 2 easy chairs to seat 8.

Vestibule and cloakroom.

There are two fridge/freezers, a washing machine and dryer in the adjoining barn.

First floor:

Bedroom 1: Large double bedroom with ensuite bathroom.

Bedroom 2: Large double bedroom with ensuite bathroom.

Bedroom 3: Large double bedroom.

Family bathroom for bedroom 3 and the attic room.

Second floor:

Large attic room (ideal for children) comprising two double beds, two single beds and lounge area.

## More Info

## Features

- Internet
- Table tennis
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Golf nearby
- Barbecue
- Terrace
- No pets allowed
- i-Rent

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## Location

Cailhavel is a small rural village (a medieval 'village circulade') in a vine growing area of the Aude Department in Languedoc-Roussillon, between Carcassonne, Limoux and Mirepoix. The village stands on a ridge with the Black Mountains to the north and the Pyrenees to the south and is surrounded by vineyards, sunflower and corn fields.

There is a spectacular 300 km vista of the high mountains (3000 m) of the Pyrenees from the south-facing terrace of the house. The surrounding countryside is ideal for walking and cycling - and visiting vineyards!

The house is less than an hour from the Mediterranean coast, ski resorts and the cultural cities of Narbonne and Toulouse. The UNESCO World Heritage sites of Carcassonne La Cite and the Canal du Midi are about 20 minutes away. Andorra and Spain can be visited in a day. Cailhavel has a small population of just over 100. The nearby villages of Belveze-du-Razes, Cailhau and Montreal are only a walk or cycle ride away, where there are restaurants and food shops. Carcassonne, Limoux and Mirepoix, all within 30 minutes' drive, offer a much wider selection of restaurants and amenities.



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## Photos





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