

# Villa Marie

**Region:** Languedoc

**Sleeps:** 12 **Bedrooms:** 5 **Bathrooms:** 3



## Overview

Villa Marie is a beautiful detached traditional Languedoc country house, located only 20 km from the famous and picturesque Lac du Salagou, and only 30 km from the Mediterranean. This villa has a private 10 x 4 swimming pool, a wonderful large garden, a terrace and a beautifully decorated interior. Air conditioning in living area. With 5 bedrooms and 3 bathrooms, this property can accommodate up to 12 people. Also available for winter and Christmas lets.

## Description

On the edge of the small village of Campagnan, in a very calm residential area between vineyards, natural vegetation and pine forests, you will find this very beautiful spacious Bastide, constructed in the traditional style.

Campagnan is located in the Hérault valley, between the very popular small town of Pézénas and Clermont-l'Hérault.

Facing south, facing out towards the lawn and the swimming pool there is a nice view of the vines and the surrounding countryside.

Furniture and all equipment are of high quality.

The 1200 m<sup>2</sup> garden with trees and flowers is fully fenced (pleasant and safe for children).

The ground floor consists of a large living room, a kitchen, a double bedroom, a bathroom and a toilet.

The first floor consists of 2 double bedrooms, one with a baby bed, 1 bedroom with twin beds, 1 bedroom with 2 bunk beds (sleeps 4), 1 bathroom, 1 shower room and toilet.

Beautiful covered terrace (outdoor dining room) with barbecue, sink, and large terraces around the private pool (10m x 4m x 2.50 deep) with alarm. Exterior shower.

The ground floor of this property is where you will find the fully-equipped kitchen, with wonderful French doors leading out onto the outdoor dining room, the garden and the swimming pool area. Here, you can fully relax with a glass of local wine.

The villa is located in a peaceful countryside area but with lively villages and towns nearby.

The popular town of Pezenas is 15kms away and here you will find a huge choice of restaurants and plenty of evening entertainment as well.

## OUTSIDE

The outside area at Villa Marie is very beautiful; with a private swimming pool, a garden of 1200m<sup>2</sup>, dining furniture, sun loungers and a BBQ area with terrace - this makes the perfect place for ultimate relaxation

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## Layout

Kitchen : fridge freezer, oven, microwave, dishwasher, vacuum cleaner, iron, washing machine, coffee machine

Other facilities at Villa Marie include a TV, a DVD player, internet and dining space for 12 (inside as well as outside !).

Bedrooms: 5

- 3 x double beds

- 6 x single beds

- 1 cot

One double bedroom on ground floor.

Two double bedrooms and one twin bedroom and one kids' bedroom with two sets of bunk beds on first floor.

Bathrooms: 3

- 1 with bath

- 2 with showers

WC: 2

Entertainment: TV, DVD player, dining space for 12 both inside and outside.

## More Info

Parking in the garden for 4 or 5 cars

Swimming pool alarm

Walled garden

Linen is provided (sheets, towels and tea towels)

Bath towels for the swimming pool are not provided, please bring the your own.

Air conditioning in living room and in the upstairs hallway.

Many supermarkets in the area (Paulhan 3km, Pézénas, Clermont-l'Hérault 14km)

Small grocery store and bakeries in Saint Pargoire 1km.

High chair and cot available if required.

No pets, sorry

Family groups only considered.

Given the calm that reigns in this residential area, no rentals are granted to groups of young people or people wishing to party (student parties, bachelor parties or other parties of this type are prohibited in this house).

In order to respect the neighborhood, it is not allowed to listen to loud music outside, night or day (this remains possible inside the house, with the windows closed).

Visited by one of our team - recommended.

## Features

- Aircon
- Internet
- Private pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Barbecue
- Terrace
- No pets allowed

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## Location

Motorway access to Paulhan (3 km). Airport in Montpellier and TGV station in Montpellier or in Béziers.

Many wine cellars throughout the region, many restaurants in Pézenas, Sète, Marseillan, Mèze, Bouzigues, etc .. etc .., by the sea or on the Thau lagoon, and even a tavern in Campagnan itself, open in summer.

Nearest beach, Marseillan Plage.

Many sites to visit and beautiful walks to do in the surroundings (lake du Salagou, Mourèze circus, Saint Guilhem le Désert and gorges of the Hérault ...).

There are bakeries and a larger selection of shops in neighboring villages (1 km, 3 kms) and bigger in Pézenas or Clermont l'Hérault (15 kms).

The popular town of Pezenas is 15kms away and here you will find a huge choice of restaurants and plenty of evening entertainment as well.

Superb seafood restaurants at Sete, Meze, Bouzigues, Balaruc

The villa is 30 kms away from the sea and 25 kms from the river.

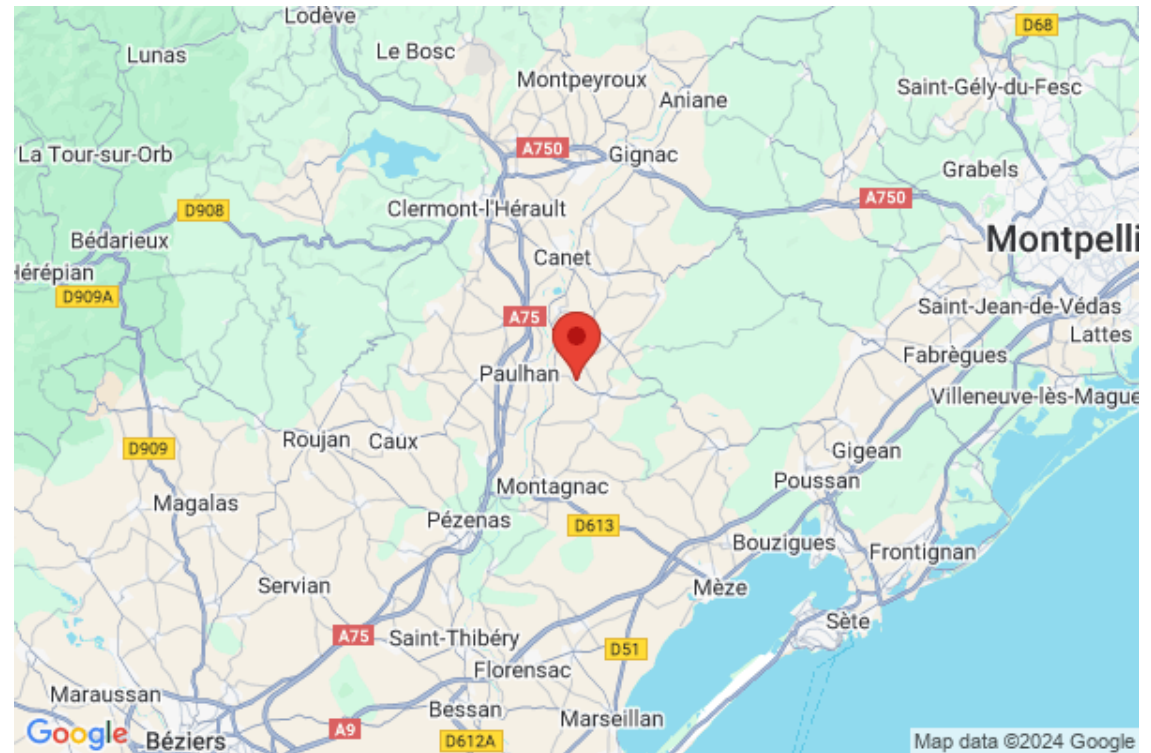
Many activities available in the region: tennis, fishing, rafting, hiking, swimming, bowling, mountain bike, Casino, cinemas.

There are various summer festivals you can join in with if you feel like it, or just chill out by the pool!

Picturesque open markets, open-air dances, or clubs, or try your hand at the numerous activities available in the area.

Visit wine cooperatives where you'll enjoy tasting the wine local and discover the historical and charming southern villages.

Campagnan is 45km from the historical city of Montpellier, 15km from the



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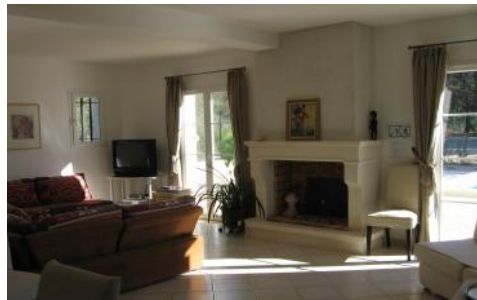
lively town of Pezenas with its cultural events throughout the year -  
Festivities - Art festivities : theatre, dance, music, parades of totem animals,  
its music and wine festival from June to September

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## Photos



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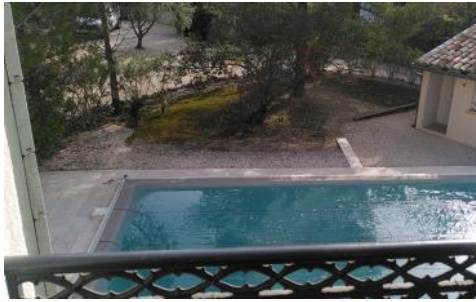


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