

Les Rosiers de St Clement

Region: Languedoc

Sleeps: 9 **Bedrooms:** 4



Overview

This renovated provencal villa is located in a quiet residential area of Saint-Clément-de-Rivière, only 20 minutes away from Montpellier's city center. It offers ample living space, surrounded by a vast expanse of nature and a large pool.

This villa can accommodate up to 9 people in 4 bedrooms. Large terrace and garden. 2 minutes drive to centre of village. Air conditioning in one bedroom. FLEXIBLE CHANGEVER DAYS

Description

This renovated provencal villa is located in a quiet residential area of Saint-Clément-de-rivière, only 20 minutes away from Montpellier's city center. It offers ample living space, surrounded by a vast expanse of nature and a large pool. This villa can accommodate up to 9 people. On the ground floor, there is an 80 sq m living room with dining area overlooking a large terrace and the garden through bay windows. The modern kitchen is made very practical with its central table and open space design. On one side of the main living space is one master bedroom with en-suite bathroom, and a dressing room. On the other side is a double bedroom with en-suite shower room and toilet, with straight access to private terrace.

The first floor is separated in two distinct areas, one has a TV room / reading room, and the other has two double bedrooms sharing a family bathroom, one of the rooms having an extra single bed.

The terrace and garden of approximately 2000 m² offer a quiet and relaxing spot from which to enjoy the Mediterranean summer lifestyle: refresh in the pool, prepare barbecues, alfresco dinners, catch a bit of sun in the sun loungers, indulge in a good book ensconced in a sofa chair in the shade.

This beautiful villa is a perfectly suited holiday accommodation for families and friends in search of a relaxing and peaceful setting though very close to Montpellier and the center of the nearby village where you can find a bakery, pharmacy, newsagent... The seaside is approximately 30 minutes drive.

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Layout

Ground Floor

Entrance hall

Spacious 80m2 living room with dining area

Open kitchen

Master bedroom with TV en-suite bathroom, dressing room

Double bedroom and en-suite shower room and toilet

Separate guest toilet

First floor

TV room / Reading room with private terrace

Two double bedrooms with shared family bathroom

Separate toilet

Outdoors

South facing terrace with dining table and parasol

Private swimming pool with alarm 11x5 meters, not heated

Outdoors shower

Barbecue

2000 m2 garden

Sun loungers

Parking spaces within the property

Facilities

Fireplace • Flat screen satellite TV • DVD library • TV in

master bedroom • Fully equipped modern kitchen •

Dishwasher • Espresso coffee machine Francis-Francis •

Large american fridge freezer • Charcoal Webber barbecue

• Juicer • Washing Machine • Tumble dryer • WiFi • Music

system • Hairdryers • iron and board • Sun loungers •

outdoor sitting and dining equipment • Bicycles

More Info

Sleeps: 8

Swimming Pool 11 x 5 meters

Nb Bedrooms: 4

Nb bathrooms/ shower rooms: 3

Internet wifi

A/C in all bedrooms

Changeover days: Flexible

Features

- Internet
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Watersports nearby
- Secure parking
- Barbecue
- Terrace
- Fireplace
- Spacious garden

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Location

Shops are available in the village of St Clément de rivière, less than 2 minutes drive

Montpellier is less than 20 minutes drive

Golf less than 15 minutes drive

Beaches are 30 minutes drive

Montpellier Airport is less than 30 minutes drive, also within reach are Nimes Airport, or Beziers Airport



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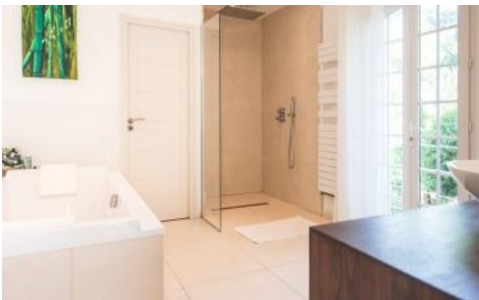
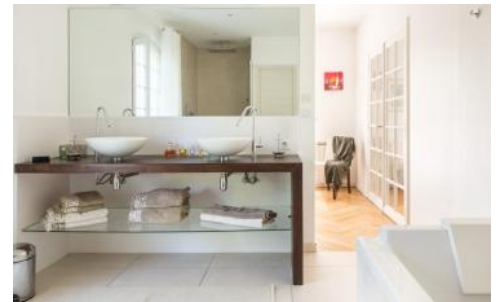
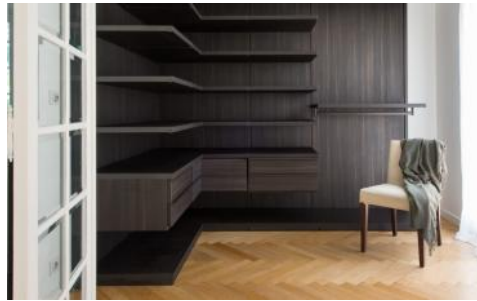
Photos



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