

# Les Rosiers de St Clement

**Region:** Languedoc

**Sleeps:** 9 **Bedrooms:** 4

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## 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 CHANGE OVER 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 • Bycicles

## 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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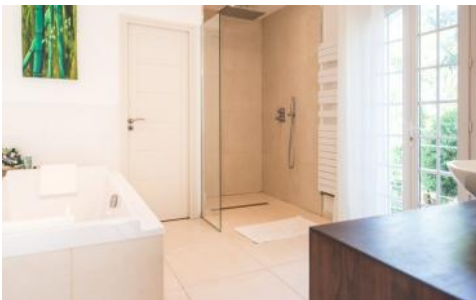
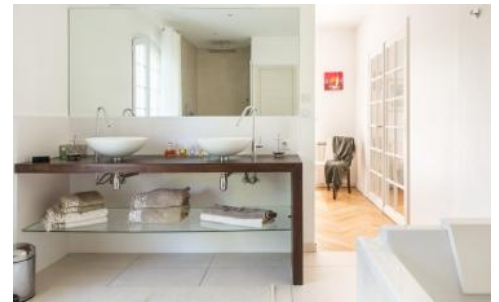
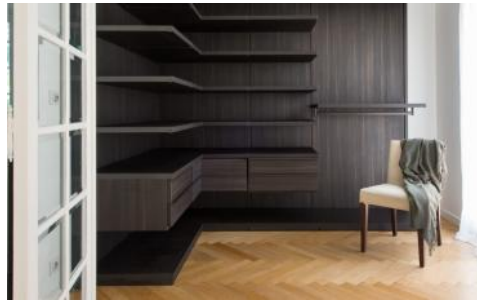
## Photos



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