

Villa Agde

Region: Languedoc

Sleeps: 18 **Bedrooms:** 6



Overview

Villa Agde is a superb riverside villa. This property has a private swimming pool, garden, and multiple terraces, making the perfect place for outdoor dining or for watching the sunset with a glass of local wine. Its peaceful location allows you to relax in comfort and have the holiday you've been dreaming of. Just 1km from the centre of Agde, and 3.5km from the beach of Grau d'Agde. With 6 bedrooms, this property can sleep up to 18 people. Air conditioning throughout.

Pets accepted - please enquire.

Description

Detached villa in a peaceful location by the side of the river Herault, just 3km to the sea.

Sleeps up to 18 people, with views over the river. There is a covered terrace where you can sit with a glass of wine and watch the sun set over the river.

Enter through the front door into a large lounge with comfortable seating and a TV with some UK channels. There is a dining table with seating for 12.

Pretty kitchen with seating area for 8 people, and all amenities including dishwasher, fridge freezer, electric hobs and indoor grill.

Utility room with ironing facilities, washing machine and extra fridge.

There are 5 bedrooms (plus a 6th bedroom which can be created by using a curtain partition with one of the bedrooms), with 2 double beds, 8 single beds, 1 double sofa bed, 1 child's bed and 1 cot.

One of the double bedrooms is on the ground floor and has an ensuite and doors to terrace.

Up the stairs to a bedroom with twin beds and a private terrace.

Another twin bedroom with a curtain leading to another twin with a private semi-circular terrace overlooking the river.

Double bedroom with a lounge area.

There are 3 bathrooms, one with bath and two with shower rooms and 2 WCs.

There is seating for 18 people to eat, both inside and outside.

Seating for 11 in the living room.

Garden with private swimming pool and terrace.
Garden not overlooked by neighbours.

Private heated swimming pool of 8m x 4m and 1.4m deep, heated from April.

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Several terraces with sun loungers around the pool and garden furniture.

Patio in front of the kitchen with charcoal barbecue.
Plenty of private parking.

Large garage with washing machine, shower and WC.

Table tennis, table football and pool volleyball.

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Layout

Bedrooms - 5 spacious bedrooms with 2 double beds, 8 single beds, 3 double sofas, 1 child's bed and 1 cot.

Bathrooms - 1 bathroom, 2 shower rooms, 2 WC.

On the upper ground floor:

Bedroom 1: Double 160cm

Bedroom 2: Twin bedroom with two single beds

First floor:

Bedroom 3: Double 160cm

Bedroom 4: Twin bedroom with two single beds

Bedrooms 5/6: Twin bedroom with two single beds which communicates with another Twin bedroom with two single beds.

Kitchen - separate kitchen, fully equipped with dishwasher and dining area as well as a covered terrace for dining and having a BBQ.

Lounge / dining room - comfortable seating, TV, table and chairs. Wifi internet.

Living room of 80m².

Mezzanine lounge

Garage

More Info

Pets may be allowed. Please enquire.

There are three air conditioning units in the villa: they are positioned in the living area, upstairs and in the hallway between the bedrooms downstairs.

Private parking for up to 6 cars.

Smoking only allowed on terraces, not inside.

Location: Agde, near Béziers and Montpellier.

Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heatable pool
- Private parking
- Golf nearby
- Family friendly
- Barbecue
- Terrace

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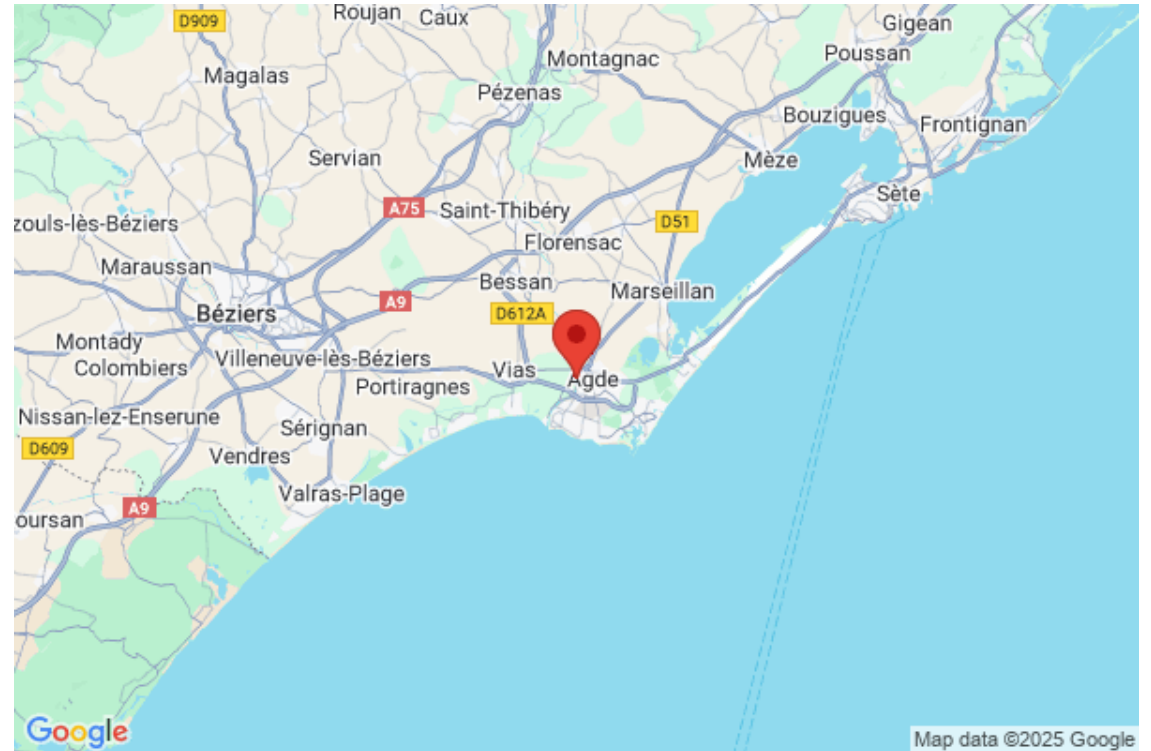
Location

The charming village of Agde with its typical black lava stone houses and church is 10 minutes from the beaches of le Grau d'Agde, la Tamarissière and 3 km from the trendy seaside resort of Cap d'Agde, 14 kms of fine sandy beaches in all.

This villa is located by the side of the river Herault and just 3km from the sea.

The town centre, restaurants and supermarket at 600m, further shops are 1.5km and the town of Agde is 4km away. 22km from Sete.

Golf, Tennis, Fishing, Horse riding, Swimming, Bowling, Water sports, Hiking, Mountain-biking, Wind-surfing, Naturism, Casino, Cinema, Night club, Amusement Park.



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Photos

