

# Maison Roland

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 4

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## Overview

Beautifully restored village house with a pool in the centre of a quiet village on the edge of the Haut Languedoc National Park. Air-conditioning. UK satellite TV. Sleeps 8 people comfortably.

## Description

This newly restored and decorated village house has spacious accommodation on three floors.

The house is situated directly on the village square, and is entered from the side via an iron gate and a short flight of stone steps leading to first floor level.

On entering the house you find yourself in a spacious hall with a stone floor and double doors leading off to the kitchen/dining room, the reception room and a separate cloakroom with handbasin and wc.

Wooden stairs from the hall lead down to what would once have been the garage. This space has been completely renovated and is now a large comfortable living area which looks out onto the square, at ground floor level. There are French doors with an electric shutter for privacy as well as two windows, so the room is very light and spacious.

One door leads to a twin room with ensuite shower room; another door leads to a utility room with sink, washing machine, tumble dryer, microwave and ironing board.

Once again in the main hall, the door to the left leads to the dining room and kitchen, with access to the garden.

The door to the right opens into the first floor reception/sitting room, with three French windows which open onto little cast-iron 'baies' and look out onto the village square. These tall windows flood the room with natural light. The room has original wooden beams and a fireplace, and is decorated with quality furnishings with an oriental flavour.

All the floors on this and the ground level have been tiled with pale coloured stone tiles, giving a feeling of continuity and light throughout.

Also off the hall, a stone staircase leads up to the second floor. The first door on the right at the top of the stairs is the master bedroom, a large, light and airy room decorated in pastel lilac with a fantastic carved wooden bed. This room has an ensuite bathroom with a whirlpool bath, a walk-in shower with jets and a seat, a handbasin and wc.

Straight ahead from the top of the stairs is the main family bathroom. This room has a free standing bath tub with shower attachment over, plus a walk-in shower with jets and a seat, a generous size handbasin, and wc. The suite is white with brass fittings.

To the right of this bathroom is a twin bedroom with good quality sleigh beds; and to the left is a double

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bedroom with a wooden sleigh bed decorated with pink silk fabric.

There is new wooden flooring throughout on this level; all the rooms have good quality furniture and linen, including wardrobes and bedside tables with nightlamps.

## OUTSIDE

The main entrance to the house is at the side, up a short flight of steps. At this level there is a small garden area to the left, with an area of 'astro' turf with a little table and chairs; this garden is at first floor height and looks out onto the village square. To the left of this is another garden area with a gate; this garden belongs to the neighbour on the right who has access behind the property and across the garden.

Behind the property and the access path is another enclosed garden area behind another lockable iron gate. This leads up to the swimming pool; there are a dozen steps in all with a terraced rockery area to the right. At the top of the steps on the left is the swimming pool area with table and chairs and sunloungers and an outdoor shower. This area is elevated and so gives a good view over the village.

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## Layout

First floor entrance hall with coat stand.

Doors to-

Kitchen/dining room:

Brand new kitchen fully equipped with large American fridge/freezer, electric oven and hob, dishwasher, microwave.

Dining area with wooden table and chairs to seat 8, large dresser. Door to garden.

Reception/living room:

Sofa and armchairs to seat five plus two more formal chairs.

Fireplace.

Cloakroom:

Handbasin and wc.

Downstairs to ground floor:

Living room with large three seater sofa, two armchairs plus two large footstools and a bean - bag type chair.

Large flat screen TV.

Sky digibox, DVD player.

Bedroom:

Twin beds, wardrobe, bedside tables.

Ensuite bathroom:

Shower, basin, wc.

Utility room:

Washing machine, dryer, microwave, ironing board.

Second floor-

Corridor with 3 bedrooms, one ensuite, and one family bathroom:

## More Info

Air conditioning.

Brand new, good quality furniture, fixtures and fittings.

Linen and towels included.

Car essential.

Visited by one of our team - recommended.

## Features

- Aircon
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Terrace

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Master bedroom with king size bed, wardrobe, bedside tables, lamps.

Ensuite bathroom with whirlpool bath, walk-in shower with jets and a seat, handbasin, wc.

Bedroom 2 with twin beds, wardrobe, bedside tables, lamps.

Bedroom 3 with double bed, wardrobe, bedside tables, lamps.

Bathroom: bath with shower attachment, walk-in shower, handbasin, wc.

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## Location

Traditional village house right on the village square in Causses-et-Veyran.

The village doesn't have any shops itself but is visited daily by the baker. Vans selling a variety of other produce visit two or three times a week.

The nearest large village is Murviel-les-Béziers, which is 6 km away. Murviel has all amenities including a supermarket, cafes and bars, post office, bakers, butchers, fishmongers, hairdressers etc.

The village is on the edge of the stunning Haut Languedoc National Park with its little hillside hamlets and river gorges.

Nearest large village is Murviel-les-Béziers at 6km. All amenities are here including a supermarket, cafes, bars, etc.

The village itself is surrounded by rolling hills covered in vineyards and criss-crossed by small country lanes, great for walks and cycling.

Ideally placed for exploring the National Park.

The house is 30-40 minutes from the Mediterranean sea and about 20 minutes from river bathing and canoeing on the Orb.

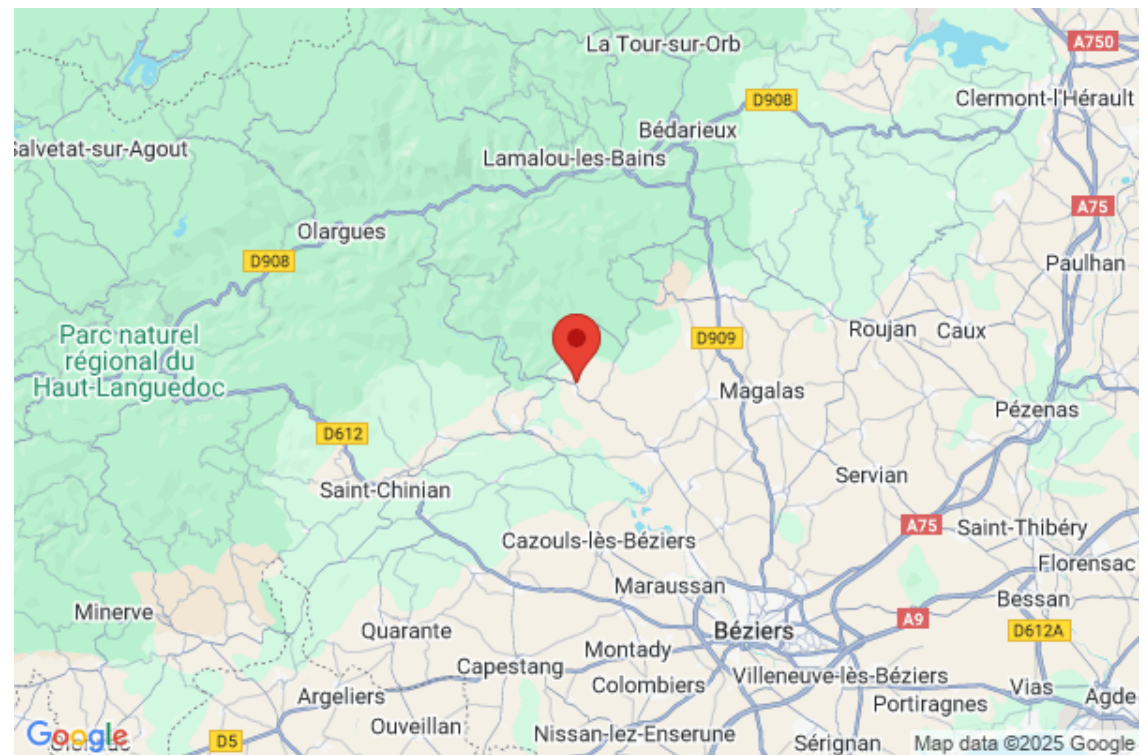
There are walks through vineyards within a couple of minutes of the house and the regional park offers mountain walks and waterfall bathing less than 30 minutes' drive away.

Visit Roquebrun, medieval village with a hillside mediterranean garden, swim in the river Orb, go canoeing or kayaking on the river or have a meal at Le Petit Nice and enjoy stunning views over the valley.

Venture further north into the park and walk up the Gorges d'Heric or visit the little town of Olargues or the spa town of Lamalou-les-Bains. Here there is a 9 hole golf course.

Local activities include wine tasting, walking and hiking, cycling, horseriding and river- based activities such as canoeing, kayaking, swimming and fishing.

On the entertainment front, the city of Beziers has bowling, two cinemas (one with some films in English) as well as markets and a wide range of shops and



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restaurants.

In August, there's a Spanish-style street festival, with Flamenco and bullfighting.

In the town of Pezenas, where the young playwright Moliere made his name, it's a pleasure to explore the beautiful boulevards and alleys.

The town has art galleries, antique shops and a bustling Saturday market. It's also a great place for a relaxed lunch.



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## Photos

