

# Maison Chateau Courtyard

**Region:** Languedoc

**Sleeps:** 14 **Bedrooms:** 6 **Bathrooms:** 4



## Overview

Deceptively spacious Maison de Maître located in the thriving little village of St Geniès de Fontédit, Languedoc, south of France. Perfect location for a large group of friends or family to get together and enjoy the south of France lifestyle. Good venue for teenagers and older kids with games room and access to local shops etc. Unoverlooked heated pool and shaded courtyard. Air conditioning in some bedrooms. Walking distance to boulangerie, café/bar and other essential shops. Mediterranean beaches approx 30 minutes away. 6 bedrooms/ 4 bathrooms. Could be suitable for people with reduced mobility - please enquire.

**FLEXIBLE CHANGEVER DAYS (MINIMUM 5 NIGHTS RENTAL IN JULY AND AUGUST).**

## Description

This is a deceptively spacious house with loads of space for you and your loved ones to chill out, hang out and enjoy! It has been very well renovated with attention to detail and much of the original house - some parts dating back to the 13th century! - has been retained. The owners have furnished it with antique beds and wardrobes throughout and have been very enterprising when it comes to adapting light fittings etc from original pieces. Everywhere you look you'll find 'collectables' and artefacts from 'Olde France' that you'll just love.

Located on a quiet street with just a pretty, easy walk to the boulangerie for your breakfast and other shops and a couple of bars and a pizzeria.

On entering through the front door, you have the choice of the sitting room with UK TV and wood-burning stove (for winter months. There is central heating and underfloor heating throughout the property), or into the games room with pool table, darts etc. This room can also double as an overspill bedroom. Leads through to bathroom with shower, sink and WC.

On the Mezzanine floor you'll find the utility/laundry room. You'll also find here the simply huge kitchen and dining area. The kitchen is fully equipped and the dining area is exceptional - the walls still have the mangers and hay racks from when this was a working stables. The back wall is at least 800 years old, as it was originally the town ramparts. The long refectory-style table can easily seat 16-20 people.

The dining area opens onto the courtyard with its swimming pool. This is almost totally unoverlooked so you will enjoy seclusion and privacy despite being in the centre of the village. The pool is heated with a rigid cover. There is also an outside shower and separate WC. Plenty of loungers on which to while away the afternoons.

Upstairs to first floor with 3 bedrooms and family bathroom.

Upper Mezzanine: Huge games room with lovely new parquet flooring kept cool by breezes from terrace and air conditioning. Table tennis, table football, home cinema.

Through to library with antique grand piano and comfy sofa. A great spot for some personal space with good books to read. Underfloor heating. Back staircase leading down to dining area.

Also on this level is a lovely raised terrace overlooking the pool area. A great sun trap for early morning tanning, or off-season afternoons.

Upstairs to second floor : 3 bedrooms and family bathroom with bath and shower over, basin, WC. Master bedroom with en suite shower, WC and sink. These bedrooms are all air conditioned.

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## Layout

Ground floor:

Games room/bedroom (twin or double) with en suite shower, WC and sink. (Could be suitable for people with reduced mobility. Please enquire).

Lounge.

First floor:

Kitchen/dining room.

Library and piano room.

Bedroom 2 - Antique double bed 1.60m with garden view.

Fan provided.

Bedroom 3 - Twin beds

Bedroom 4 - Double bed 1.40m + sofa bed. Fan provided.

Family bathroom with shower, claw-footed bath, double sink and WC. Fan provided.

Second floor :

Bedroom 5 - Double 1.40m + 2 singles (these beds can be used in ground floor games room, if preferred). Air conditioning.

Bedroom 6 - Double 1.40m. Air conditioning.

Master bedroom 7 - Double 1.60m. En suite shower, sink and WC. Air conditioning.

Family bathroom with clawfooted bath and shower over, sink, WC.

## More Info

Kitchen: Double sink, double oven, fridge/freezer, dishwasher, extractor fan etc.

Utility/Laundry room: Washing machine, drier and extra fridge/freezer.

The pool is heated with a rigid cover and is alarmed. 8m x 4m

There is safe, dedicated parking in the old chateau courtyard accessed from the back of the house

No smoking or vaping anywhere on the property.

### REVIEWS

Very nice accommodation where we had a pleasant stay. The house is very functional and the communication with clear was perfect. We'll be back!  
Sourygnah, Le Fauga, France

July 2022

Excellent stay in a very nice and very well renovated house. Claire is a very attentive and very responsive host.  
Olivier, Toulouse, France

June 2022

Beautiful house, clearly a labour of love. Very well equipped. Games and music rooms an additional bonus. We were staying for a family wedding close by and the house suited our needs perfectly. Big enough to be private when guests wanted it and plenty of space indoors and out for a social gathering. We defy anyone of any age not to find a room that suits them. Outdoor pool lovely. Village is quiet and exploring the old town is a must. Beziers is close by and well worth a visit. If you love history visit the Cathedral there, it's stunning! Communication very good with our hosts. Didn't want to leave the house and would

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Pets allowed on request
- Private pool
- Heatable pool
- Heating
- Golf nearby
- Watersports nearby
- Family friendly
- Street parking
- Barbecue
- Terrace
- Games Room
- Fireplace
- i-Rent

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definitely book again! Thanks for a lovely stay!  
Paul, United Kingdom

July 2021

Thank you very much to Claire for hosting us and for her kindness. Great stay to recommend and but very friendly and pleasant family! We'll be back with our friends.  
Olivier, Montpellier, France

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## Location

St Geniès-de-Fontédit, Languedoc.

Bakers, bars, pizzeria, greengrocers, newsagents within walking distance.

Nearest supermarket: Magalas 10 mins

Nearest airports:

Béziers - 25 mins

Montpellier - 50 mins

Carcassonne - 1 hour

Nearest beaches - 25 mins

High Languedoc National Park - 25 mins





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## Photos





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