

# Villa Moderne de Nezignan

**Region:** Languedoc

**Sleeps:** 9 **Bedrooms:** 4 **Bathrooms:** 2

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## Overview

A superb villa, provides an excellent base for a family holiday in Southern France. Nezigian l'Eveque is a fantastic little village, very beautiful and with lots going on throughout the summer. The villa has everything that you could need for a holiday : Climate control, WiFi, private pool, enclosed garden, walking distance to boulangerie, cafe, restaurants, shop and Wine Cellar. Sleeps 8 plus a small child

## Description

A beautiful holiday rental villa in Southern France located in the charming village of Nezigian l'Eveque, 15 mins from the beaches and just 3 km from the historic town of Pezenas. The villa can sleep up to 8 people (+ 1 small child) and comes with 4 double bedrooms, 2 bathrooms, a private pool and large fully enclosed garden. The villa also contains underfloor cooling throughout, WiFi, private parking for several cars and electronic security gates. Nezigian l'Eveque is widely regarded as the prettiest village in the area and features a delightful medieval centre with 11th century church, a shop, boulangerie, a popular cafe/bistro, an award-winning pizza restaurant and a boutique hotel with excellent restaurant. The village provides convenient access to 2 motorways (A9 & A75), there is a TGV train station 15 mins drive and you have 2 airports within 35 mins drive (Montpellier & Beziers).

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## Layout

Bedrooms and Bathrooms:

Master bedroom with automated bed, Dressing Area, Day bed

Family Bathroom with shower

Separate WC

Double bedroom with patio doors out to the pool area

Twin bedroom with patio doors

Double bedroom with dressing area & Patio doors

Large Bathroom with bath & shower

Separate WC

## More Info

This modern villa is laid out all on one level and contains 4 double bedrooms a large open plan living room, terrace, garden, summer kitchen and private pool. The interior is very spacious (220m<sup>2</sup>) and comes with double height cathedral ceilings, high quality fittings and bedrooms which open out onto the pool area. The villa is situated on a large 1500m<sup>2</sup> plot, in a quiet residential area on the edge of the village.

The entrance hall leads to the large open plan living room. The lounge contains a large corner sofa with easy chairs, a flat screen TV and corner bar. There is a lovely view from the lounge out to the pool and garden. A set of patio doors provide access to the pool.

The dining area contains a long dining table which can seat 8-10 people. Next to the dining area there is a raised sitting room with comfortable sofa. This is a nice quiet space to read a book.

Beyond the dining room there is the well-equipped kitchen. The kitchen features granite work-tops and newly installed appliances, including an American fridge-freezer, oven, induction hob, espresso machine, microwave and dishwasher. There are plenty of cooking utensils, plates, cups and cutlery. Next to the kitchen there is a laundry room, which leads on to the triple space garage.

The Master bedroom contains a double bed (with electronic controls for raising the head and feet positions). There is a dressing area and a day-bed (suitable for young children). Next to the bedroom there is a private bathroom with walk-in shower and double wash basins. Next to the bathroom there is a separate toilet.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Private parking
- Family friendly
- Barbecue
- Terrace
- Spacious garden

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Bedroom 2 comes with a double bed, a small closet space and a large dressing room opposite. There is a set of French windows which opens out onto the pool area.

Bedroom 3 is a twin bedroom. Bedroom 4 is a large double bedroom, with a seating area and a large closet space. Both these bedrooms also have French windows which provide direct access to the pool.

There is a large family bathroom with corner bath, large walk-in shower and wash basins. Next to the bathroom there is a separate toilet.

Outside: the villa is laid out around the private swimming pool. The pool is 10m x 4m and comes with Roman steps for easy access. Next to the swimming pool there is a lovely pool house with summer kitchen, charcoal BBQ, covered dining area, patio furniture, a shower and WC. Surrounding the pool there is a large sun terrace containing plenty of sun loungers. At the rear of the pool house there is a purpose built Boules pitch and a set of swings for the children. The large driveway contains space for parking 4-5 cars and the triple garage can accommodate 3-4 cars.

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## Location

Nezigan l'Eveque is a medieval village with a beautiful historic centre built around the 11th Century church. The village located just 5 minutes from Pezenas, 15 minutes from the beach at Vias Plage and 20 minutes from Marseillan Plage.

The village has a good range of shops including a baker, newsagent, grocer, post office, tourist office, hairdresser, cafe bar/bistro, an excellent pizzeria, a good standard hotel/restaurant and a medical centre. The surrounding area is a wine lover's paradise with a multitude of local vineyards providing some excellent wines.

A 5 minute drive away is the beautiful town of Pezenas, once the home of the famous French playwright, Moliere. Pezenas is a very popular local town, with its period architecture and great choice of restaurants, pavement cafes, art galleries, museums, boutiques and a super Saturday market.

The Canal du Midi, is listed as a World Heritage Site by UNESO and is just 15 minutes away. The canal is ideal for hiring barges, cycling or walking along the towpath. Set in beautiful scenery 12 minutes towards Beziers is Saint-Thomas golf course which offers 18-holes for all levels throughout the year. There is superb walking and cycling available in the nearby Black Mountains, and there is also Lac Salagou for wonderful freshwater lake swimming and water sports. Close by are the cities of Beziers (15 mins), Montpellier (40 mins), Carcassonne (60mins) and Nimes (90mins). Further afield are Provence, Andorra and Barcelona.

Nearest Airports:

Béziers: 25 minutes

Montpellier: 1 hour

Nimes: 1.5 hours

Perpignan: 1.5 hours

Carcassonne: 1.15 hours

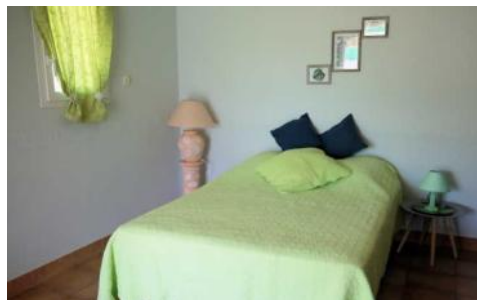


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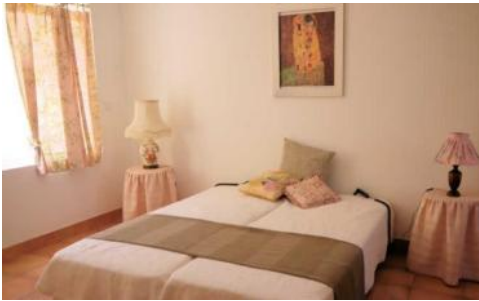
## Photos



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