

# Villa de Vendres

**Region:** Languedoc | Vendres

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 2



## Overview

Large family-friendly home in the South of France with pool, beautiful garden, very close to beach and shops. Situated on the outskirts of the Languedocian village of Vendres, on the edge of a beautiful nature reserve. Walking distance to shops etc. Beach 3 miles - can be easily cycled along quiet path. Private saltwater pool. Air conditioning in lounge area plus fans in all bedrooms. 5 bedrooms/2 bathrooms.

## Description

Villa de Vendres is a lovely 5 bedroom house with 2 bathrooms, situated on the outskirts of the village of Vendres, only a couple of miles from some of the best Mediterranean beaches in the area, which you can cycle to. The house is situated in a quiet location on the edge of the village, within walking distance of all amenities.

Built about 20 years ago, the house has 5 bedrooms, 2 bathrooms, 2 separate WCs, a kitchen and a large lounge/dining room. The house faces South and has a fantastic large veranda, which is perfect for outdoor dining with use of the BBQ. The garden is large and well maintained. There are fig-trees, pomegranates and other fruit trees. There is a private saline swimming pool with a wonderful sun terrace. On the terrace, there is a large outdoor table and plenty of bistro chairs for outdoor dining, ideal for wet swimmers etc, as well as an outdoor modular sofa, which seats plenty.

The private swimming pool is 10m x 4m and has a dome cover, which keeps the pool immaculate and warm, as well as extends the season for using the pool. The saline water is very soft and easy on the skin and eyes and is nothing like the sea. There are sun loungers available for use, as well as other sun chairs, small coffee tables and some parasols for the beach.

The inside of the house is immaculate - there is a fully-fitted kitchen with an electric oven and mixed gas & electric hob, microwave, dishwasher and fridge-freezer. The kitchen is well-stocked and there should be more than enough crockery and cutlery for 10 people to have 2 meals a day without having to wash up. There is also plastic tableware for young children and adult plastic tableware for use by the pool, as well as a first-aid kit, fire blanket and extinguisher.

The lounge/dining room has a Panasonic Viera 42" LED TV with Humax Freesat HD recorder, so most UK channels can be seen and recorded on this, via satellite. The TV is also connected to the internet and French terrestrial TV is also available, as well as a BluRay DVD player. Attached to all of this is a Yamaha Bluetooth surround Soundbar, which also allows streaming of music from any Bluetooth device. This room also has a dining table for 10 people, a corner sofa and armchairs, a coffee table, games and books, reversible air conditioning and two patio doors to the terrace. There is a bathroom on the ground floor with a washing machine.

There are two downstairs bedrooms, 1 twin and 1 kingsize. Upstairs, there are 3 bedrooms: a twin, a double and a kingsize, so the property can comfortably sleep 10 people. All of the beds have pocket sprung mattresses and there is a travel cot and highchair available on request (linen not included), as well as fans, wooden shutters, double glazing and pull-down mosquito blinds.

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## Layout

Kitchen - Fully-stocked with cutlery and crockery, an electric oven and mixed electric & gas hob, fridge-freezer and dishwasher, first-aid kit, fire extinguisher and fire blanket.

Lounge/dining room - Reversible air conditioning, corner sofa, armchairs, TV, large dining table for 10 people, patio doors to terrace.

Bedroom 1 (ground floor): King size French Mahogany bed, marble washstand, chairs and clothes hanging rail.

Bedroom 2 (ground floor): Twin single beds, bedside table, hanging rail.

There is ample cupboard space in the bathroom & hall for these two bedrooms.

Bedroom 3 (upstairs): Twin single beds & fitted wardrobe.

Bedroom 4 (upstairs): Oak king size bed & fitted wardrobe.

Bedroom 5 (upstairs): Oak double bed & fitted wardrobe.

All bedrooms have fans, wooden shutters, double glazing and mosquito nets. There is a travel cot and highchair available on request (linen not included). All bedrooms also have Pocket Sprung mattresses & All Season Duvets (9 +4.5 Tog).

Bathroom 1 (ground floor): Bath & Hans-Grohe shower over. Powerful with an efficient hot water system. Lots of hot water, no waiting for the tank to re-heat. Single sink, with vanity. Plenty of cupboards, mirrors & storage. Washing machine.

Bathroom 2 (upstairs): Bath and Hans-Grohe shower over. Double sink unit with vanity and plenty of cupboard storage. Hairdryer.

There are two independent WCs.

## More Info

The garden is attended to regularly. However due to the prolonged drought in the south of France the garden has suffered in recent years. We have recently had extensive gardening undertaken to remove some dead shrubs and trees. We are moving to a more sustainable garden that is less reliant on watering. Also much of the invasive bamboo has been removed and beds have been replanted. To reflect this we have not increased our rental for 2025.

The village centre is a 5-minute walk and has most facilities.

There is a Daikin Reversible air-conditioning unit in the lounge; fans for all the bedrooms and one also for the lounge.

## Features

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

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Outside - Private saline 10m x 4m swimming pool with dome cover, sun terrace, large veranda terrace with BBQ, mature lawned gardens.

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## Location

The house is situated on the outskirts of the village of Vendres, on the edge of a beautiful nature reserve - the Etang de Vendres - with the ruins of the Roman Temple of Venus a stone's throw away. The village is slightly elevated, compared with the surrounding area, and between the rivers Orb and Aude. It is no more than 3 miles from the best Mediterranean beaches in the area, which you can cycle to around the Etang de Vendres avoiding the roads. It is situated in a quiet location on the edge of the village but within easy walking distance of all amenities.

In the village you will find the following shops: Two Boulangeries & a small Vival supermarket open 7 days (Sunday am only in summer), Hairdressers, Newsagents/Tabac, Post Office, Pharmacy, Small Cave, Pizzeria for takeaways & Café/Bar.

A new petrol station and Carrefour Supermarket is due to open Easter 2025 at the roundabout on entrance to the village about 400m away. This will be extremely convenient.

Tennis just down the road. Book at the Mairie, €7 for the day.

There is a small village market in Vendres on Tuesday, Thursday & Sunday mornings. Just check though as it seems a bit variable!

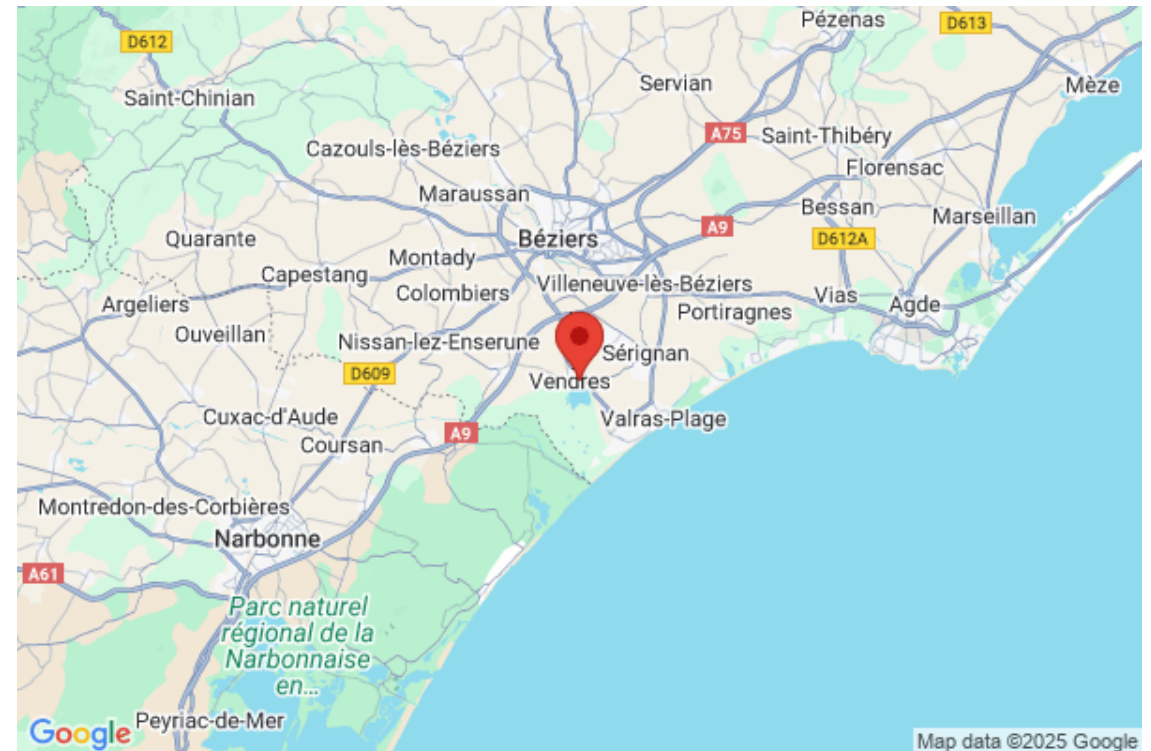
For more extensive shopping we would suggest the following:

Carrefour in Serignan, huge open 7 days, though ½ day on Sunday out of season. It can be busy at weekends in August, so it is worth going early. There is also a bit of a shopping mall with Lidl, McDonalds, Gi-Fi and other shops. There are small supermarkets in Valras itself if you are wandering around and just need essentials. An alternative is Casino at/near Colombiers, less busy in August.

Beaches:

There are numerous beaches to choose from. The nearest is all of 2.5-3 miles away, Vendres Plage.

It is simply huge, very long and wide, and as you will have seen from some of our photos, even in the peak of summer(August) there is plenty of room and



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it is easy to park if you drive.

There are lifeguards on duty in numerous places, beach cafes/bars, water sports and also plenty of room to get away from this if you wish as well. There are also toilets available. The sand is fine and the sea shelves off very gently, so it's great for children of all ages.

We have found parking at Le Mimosa pretty easy. There is a short 5 min walk across the dunes(nature reserve) to the beach. Le Grau de Vendres is near Port du Chichoulet, where there are a number of seafood cafes.

There should be cards and brochures for a number of these services in the draw in the lounge.

Valras-Plage is a continuation of Vendres-Plage and has restaurants and childrens games on the beach. Parking in summer is more difficult, but it does back on to the town and all its facilities. Plenty of cafes to sit and watch the world go by.

A small selection of places to visit in the area:

The dinosaur museum at Meze is worth visiting especially for children. It has fossilised Dinosaur eggs and life size reconstructions of dinosaurs. It's lovely even just going for a walk in the shade and a picnic. We have been a couple of times.

A trip to the land of the Cathars is a must to visit any or all of the following: Chateau de Queribus and/or Chateau de Peyrepertuse. The magnificence of these castles and the scenery can't be described. Be prepared for a bit of climbing to get to the castles, but well worth it.

Carcassone and the City, spectacular. Try and get there for the firework display on Bastille Day! Something for all ages here and very easy to wander around the old city. Many a film made here.

Abbey de Fontfroide, beautiful setting and spectacular abbey just south of Narbonne.

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Another, less well known, abbey is Abbey de Valmagne near Montagnac near Pezenas. Slightly smaller but beautiful. The Abbey makes its own wine and is quite a sight!

Towns & Villages:

Pezenas, is a lovely historic centre to walk around, plenty of art and craft shops, active workshops and displays; Mollier theatre. Great Market on a Saturday(all day but food only morning), but parking can be an issue. Plenty of places to eat.

Narbonne: Has a beautiful pedestrianized area in the centre and around the canal Robin. Plenty of places to sit and watch the world go by. Take a boat trip(small electric) down the canal. Visit the Roman ruins, Cathedral & wonderful indoor food market which is open every day of the year 7 am - 1 pm. Huge outdoor market Thursday & Sunday mornings.

Montpellier: The relatively new Tramway system allows you to park on the outskirts of the city and travel right into the centre (Place de La Comedie) effortlessly. The old Quarter is worth a wander around with its narrow streets and sunny squares packed full of great shops and restaurants. The tourist information office is right in the centre there. Muse Fabre has recently re-opened after a refurb, with a wide range of impressionist & contemporary art. There is a free to enter the zoo to the north of the town centre, with a spectacular Amazonian enclosure. Two decent shopping malls: the Polygone just off the Place de la Comedie or Odysseum the East side of town by the Autoroute. Plenty of parking, tram and huge Decathlon, Ikea, cinemas, aquarium etc.

Meze/Bouzigues/Marseillan: visit any one of these beautiful little villages/towns on the edge of the Etang de Thau. Each is different with its own seafront/harbour front on the lake. Choose a spot in one of the restaurants/cafes by the water and watch the world go by, or some fascinating water jousting or just the sun setting over the Med. Bouzigues is the oyster capital of France. Meze often has festivals in the summer, very picturesque & lively. Marseillan, similar, gorgeous harbour and home to Noilly Prat.

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## Markets

Valras Plage: Les Halles Marty, located in the heart of town, the Marty halls were renovated in 2002 are actually the traditional commercial centre of the town. On rue Charles Thomas they offer fruits, vegetables, meats and of course fish sold directly by fishermen: sardines, mackerel, sea bream, etc. It has 22 stalls offering fresh quality products in a friendly atmosphere. Very popular with loyal customers. Great at Easter for the children hunting Easter eggs amongst the stalls.

8h00 to 12h30 Tuesday to Sunday in winter(1st Oct - 31st Mar)

8h00 to 13h00 every day in summer(1st Apr - 30 Sep)

Open Air Market, In winter on the Place Charles Thomas every Monday and Friday from 8:00 to 12:00. As of 5 June, the greatly expanded market becomes the summer market and is based on the harbour parking lot until September 18, offering food, clothes, various objects every Monday and Friday from 8:00 to 13:00.

Serignan: Every Monday, Wednesday & Friday, from 7h to 13h on Les Allées de la République (place de la Promenade). They also have evening farmers markets on Thursdays in July & August with tastings, though it may be moving to Monday evenings and also an art and crafts market on Tuesday evenings. The market square has a few cafes and restaurants and the village is definitely worth a visit. Very tranquil. Try the Contemporary Arts Museum as well.



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## Photos





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