

# Le Mas des Iris

**Region:** Languedoc

**Sleeps:** 9 **Bedrooms:** 6



## Overview

Beautiful contemporary villa with exceptional views over the Pic Saint Loup. Walking distance to the village of Saint Mathieu de Trévières. Benefits from a dominating position and a very quiet environment surrounded by nature. The contemporary lines of its architecture sit well in the garrigues environment and beautifully designed terraced garden. Hens to collect your own fresh eggs! Floodlit boules court, table tennis, table football. 7 bedrooms/3 bathrooms. Can sleep 10+ people. Flexible changeover days, Saturdays preferred.

## Description

Beautiful contemporary villa with exceptional views over the Pic Saint Loup. This house is located walking distance to the village of Saint Mathieu de Trévières, however benefits from a dominating position and a very quiet environment surrounded by nature. The contemporary lines of its architecture sit perfectly well in the garrigues environment and beautifully designed terraced garden. The pool is surrounded by a wooden terrace and a very well looked-after lawn, and is equipped with lounge chairs and comfortable soft furnishings and enjoys absolutely stunning unbroken views of the Pic Saint Loup. Facing the pool, a covered dining area with barbecue will be the perfect retreat for long summer evenings. Right next to it, under the trees is a pétanque field which can be lit for the evening boules games. At the back of the house you will be able to pick vegetables from the a vegetable garden and collect eggs from hens.

This 180m<sup>2</sup> house is arranged over two floors and benefits from an underfloor cooling system throughout. The entrance of the house is at the top level, a hallway opens onto an open space where a football table is waiting for its players as well as a few other games, at the corner an office area or quiet corner opens directly onto a terrace. On this floor are located two of the bedrooms, one double and one child's bedroom with two single beds, both sharing a modern shower room.

Long stairs lead down to the main floor with large open living room surrounded by large bay windows. The open kitchen with central island is right next to a rectangular dining area that can accommodate 6 people. Behind the kitchen is a utility room with laundry facilities and a corridor leading to the master bedroom suite. The south-facing master bedroom benefits from direct access to the terrace and views, with ensuite bathroom and large cupboards.

Local shops, including a newsagent, boulangerie, pharmacy, grocery and a Deli are just 5mins walk down the hill. It is conveniently located about 20 minutes drive to Montpellier city center and 30 mins to the beaches. The Pic Saint Loup region offers beautiful scenery for travellers interested in cycling, walking or swimming in the local rivers ; this region also produces the best wines of Occitanie. Other beautiful tourist attractions such as mountain caves, traditional Medieval villages, outdoor markets and music festivals offer plenty of things to discover.

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## Layout

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Entrance level:

Hallway with stairs

Living room with double exposure

Separate kitchen

Master bedroom with 160x200cm bed

En-suite shower room

Separate toilet

First floor:

Double bedroom with 140x200cm bed

Double bedroom with 160x200cm bed

2 Single kids bedrooms

2 separate bathrooms

Separate toilet

En-suite bathroom with walk in shower and bath

Separate toilet

Washing machine and dryer in a cupboard

## More Info

Outdoor amenities:

Large terrace with dining table and chairs, and other outdoor sofas and armchairs.

Swimming pool 10m x5m equipped with an alarm system and wooden fence.

Plancha

Pétanque field for boules game

Table tennis table

Hens - collect your own eggs!

Parking area for a few cars

Equipment:

Modern kitchen • Nespresso coffee machine • kettle • Fridge freezer • Dishwasher •

Washing Machine •

Dryer • WiFi • Smoke

detector •TV •

Ironing board • Towel radiators • Hairdryers • Plancha •

Ventilators

Parking area • Garage for one car

## Features

- Internet
- Table tennis
- Easy walk to shops (<15 mins)
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room
- Spacious garden

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Local shops are walking distance

Montpellier is less than 15 minutes drive

Beaches are about 25 minutes drive

Montpellier Airport is about 25 minutes drive



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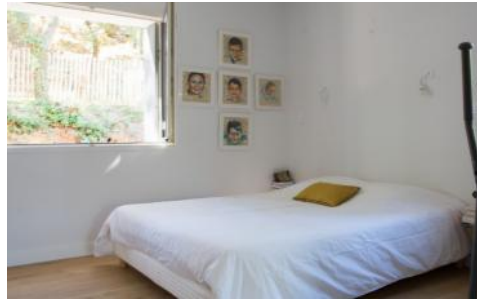
## Photos



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