

# Belle Villa de Ginestas

**Region:** Languedoc | Ginestas

**Sleeps:** 6 **Bedrooms:** 3 **Bathrooms:** 2



## Overview

Contemporary single storey villa on quiet road, just 5 minutes walk from the centre of the quaint village of Ginestas. Pretty Mediterranean garden with no overlooking. Air conditioning in all bedrooms and living area. Village offers all services, including a Boulangerie, Tabac bar, and restaurants. Lots to do and see in the vicinity, including the marvellous Cité de Carcassonne and the Canal du Midi (both UNESCO world heritage sites). 40 mins to long sandy beaches. Villa offers 3 bedrooms, 2 bathrooms, and separate WC. Suitable for persons of Reduced Mobility. Very family-friendly. FRIDAY to FRIDAY changeovers in July and August.

## Description

Belle Villa de Ginestas is a contemporary, single-storey, air-conditioned villa with a private pool situated towards the end of a quiet road, just a 5-minute walk from the centre of Ginestas.

The beautiful village of Ginestas has all of the essentials you would be looking for, including a Boulangerie, Tabac, hairdressers, bank with ATM, post office, pharmacy and, of course, restaurants.

The villa has a bright and airy large (55 sq m) open-plan living area with two sets of French doors leading onto a covered terrace and the garden with a private and secluded pool.

Air conditioning is now installed in all bedrooms and living area.

The living area is furnished in a contemporary, comfortable, and practical style with plenty of room for 6 guests. The very well-equipped kitchen with a breakfast bar is ideal for preparing a quick snack or a gourmet meal. As well as the breakfast bar there is a large dining table easily seating 6.

A door from the living area leads onto an inner hallway off which are the 3 bedrooms and the main bathroom.

The main bedroom has a comfortable super-king size bed and has its own ensuite with shower, washbasin, and toilet. Bedroom 2 is flexible as it can be offered as a twin room or with a king-size bed. It also has a useful washbasin. Bedroom 3 has twin beds. All bedrooms were refurbished in 2016 with new beds, furniture, and soft furnishings. A cot can be provided if required.

Bathrooms - The main bathroom has a bath, a superb large walk-in shower, a basin, and WC. There is a separate cloakroom with a basin and WC and, of course, the ensuite in the main bedroom.

Through the living area French doors there is a shaded seating area for 6 close to the built-in barbecue. A door leads off the terrace area to the pool room where the washing machine is located.

Looking south from the living area or the terrace the pool sparkles and there is an array of colour all year round in the Mediterranean garden. Stretch out on one of the sunbeds and relax and enjoy the sunshine and the gentle chime of the village church bells in the distance. There is no vis à vis so you can be assured of tranquility and seclusion.

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## Layout

The accommodation in this self-catering villa is arranged all on one floor. Please note that the villa has not been specifically adapted for disabled use, however, given the single-story nature of the building and the wet room arrangement in the family bathroom, we believe that the villa is potentially suitable for those with more age-related mobility issues or for those not totally dependent on wheelchair use. We provide the following information specifically for the benefit of guests with reduced mobility.

Arrival and car parking facilities: Level off-street parking is available on the villa's front drive. There is room for 2 vehicles. The front drive consists of a thin layer of gravel on a firm base.

Front door: There is a paved area of 1.5m in front of the villa's front door. The rise from the paved area through the front door is 8 cm with a 2cm high threshold. The internal clear width of the front door is 78 cm.

Internal lobby: The front door enters into a small lobby. There is a door into the main living area 1.3m from the front door with a clear width of 70 cm. The floor is tiled. The light switches are at standard height and to the right of the front door as you enter the villa.

Cloak room: There is a cloakroom immediately to the right as you enter the internal lobby. It has a toilet and wash basin. The internal clear door width of the cloak room is 55 cm. The cloak room is not suitable for any form of mobility device. The floor is tiled. The light switch is on the wall of the cloak room at standard height.

Living Room/Dining Room/Kitchen: There is a large combined living/dining/kitchen area. All furniture in the

## More Info

Air conditioning in all bedrooms and living area.

Cotton bed linen is provided.

Lot of baby/toddler equipment available on request - cot / highchair / play pen /sun tent/ pram / changing mat etc. Useful for families with a little one.

Bath towels, hand towels, and pool towels (subject to season) are provided.

Smoking is not permitted anywhere in the villa or the gardens.

Smoke alarms are fitted in the kitchen and hallway.

A fire extinguisher and fire blanket can be found under the kitchen sink.

No pets of any variety are allowed in the villa or its gardens at any time.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- i-Rent

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living and dining room areas is not fixed and therefore movable. The floor is tiled. The kitchen area units and appliances are all installed at standard heights. There is a hob, oven, microwave, dishwasher, and American fridge/freezer in the kitchen as well as various small appliances.

Power points are generally at floor level although there are a couple at counter level in the kitchen. The television has a remote control.

There are 2 sets of French doors from the living/dining/kitchen area leading to the outside covered patio and garden. The internal open door widths are 115 cm. The threshold from the doors to the patio is 5cms.

Hallway: There is a door leading from the living/dining/kitchen area to the hallway with an internal clear width of 66 cm. The floor is tiled. Light switches are at standard height.

Bedroom 1: The door from the hallway to the main bedroom has an internal clear width of 66 cm. The main bedroom has a super king-sized bed in a wooden frame. The bed is 60 cm from the floor to the top of the mattress. A non-feather all-seasons duvet and cotton bed linen is provided with 4 non-feather pillows. A built-in wardrobe, 2 low-level bedside chests of drawers, and 2 tall narrow chests of drawers are provided. There are 2 bedside lights connected to floor-level power sockets. The floor is tiled. Heating during winter is via the reversible air conditioning system with remote hand held controls. Light switches are at standard height.

Bedroom 1 en-suite: There is a toilet, hand basin, and sliding door shower (with step access) in the en-suite. The floor is tiled. The en-suite is not suitable for any sort of

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mobility device and given the 10 cm step access into the shower, it is possibly unsuitable for those with limited mobility. The heated towel rail provides adequate heating in the winter. The light switch is on the wall outside the ensuite door and is at standard height. There is an additional pull switch light and shaver point above the mirror over the basin.

**Bedroom 2:** Bedroom 2 can be made up with either a king-sized bed or twin divan beds which are 58 cm from floor to top of the mattress. A king-sized duvet or 2 single non-feather all-seasons duvets and cotton bed linen are provided with 2 non-feather pillows per bed. There is a useful basin unit in the bedroom installed at standard height. A built-in wardrobe, 2 low-level bedside chests of drawers, and a large chest of drawers are provided. The floor is tiled. Heating during winter is via the reversible air conditioning system with remote hand held controls. The light switch is at standard height and there is a shaving strip light (with a shaver point) above the mirror by the hand basin. There are two wall-mounted lamps for reading which are connected to floor-level power sockets.

**Bedroom 3:** Bedroom 3 has twin divan beds which are 58 cm from floor to top of the mattress. 2 single non-feather all-seasons duvets and cotton bed linen are provided with 2 non-feather pillows per bed. There is a built-in wardrobe and two low-level chests of drawers. The floor is tiled. The light switch is at standard height. There are 2 bedside lamps which are connected to floor level power sockets. Heating in the winter is via the reversible air conditioning system with remote hand held controls.

**Family bathroom:** The family bathroom contains a large level access walk-in shower which is 0.9 m wide. The controls for the shower are 110 cm from the floor. The floor is tiled. There is a large transparent glass panel

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running the length of the shower area. There is a bath with mixer taps and hand held shower (56 cm high), a toilet (42 cm high), and a wash basin with mixer taps (85 cm high). There is a remote-controlled wall heater in the bathroom. There is a wall-mounted heated towel rail. The light switch is outside the bathroom door and is at standard height.

Additional information: There are no steps in the villa, all floors are tiled and may be slippery in socks, bare feet, or when wet. There are no carpets or rugs to present trip hazards.

Rear garden: There is a latched gate from the front garden which leads to the rear garden. Access is completely level and on a thin layer of gravel on a firm base. Access to the house from the rear garden is across a patio and through one of the two sets of French doors. There is a small 'lip' from the gravel path to the patio of 4cms and the threshold from the patio through the French doors is 5 cm. The internal open width of the French doors is 115 cm. There is level access all around the garden and around the pool area.

Pool Room: The small pool room is situated off the patio and contains the pool pump plus related equipment. The pool room also houses the washing machine. The room is unsuitable for any mobility device.

The pool is covered outside of the summer season and the cover extends onto the pathway around the pool. From November to mid-April skewers securing the pool cover to the ground could potentially provide a trip hazard and due care and attention should therefore be taken.

Hot water and heating controls and fuse box: The villa has a large hot water tank which is programmed to provide hot

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water at the beginning and end of the day. The control panel is located in a locked area of the garage. Individual hand held remote controllers operate the reversible air conditioning / heaters in each room.

- Four star (Meuble de Tourisme) rated villa
- Exceptionally quiet location but convenient for all amenities
- Walking distance from the Canal du Midi
- Three bedrooms – sleeps 6 (+ cot on request)
- Two bathrooms (one en suite) plus a cloak room
- Vast 55sq m living/dining/kitchen area
- Private secluded pool
- Beautiful garden
- BBQ and covered outdoor eating area

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## Location

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A visit to Les Trois Petits Cochons in the village is a must with numerous choices for each course on the daily menu de jour. La Table du Casino next to the Mairie also serves lunch and dinner. L'oncle Jules, the local wine bar, adds to the choices available.

There is a co-op for the local wine or you could go to one of the caves in the neighbouring villages - there is a wealth of wine choice on the doorstep!

Venturing further afield there are numerous places to visit including the beautiful medieval walled city of Carcassonne, the Cathar village of Minerve, the Canal du Midi and some beautiful sandy beaches.

Information about travel:

Guests normally drive or fly to one of the seven airports that are within easy reach of the villa.

- Bezier and Carcassonne are the nearest airports at about 55 minutes drive each.
- Perpignan is about an hour away
- Montpellier is about one hour 20 minutes drive away
- Toulouse and Nimes are about one hour 45 minutes drive away and, finally, Girona in Spain is just under two hours drive away.

All the airports are well served with car hire companies.

For those guests driving Ginestas is about a ten or eleven hour drive from Calais. Some guests have an overnight stay and others complete the journey in one day.



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## Photos



Pool



Villa, pool and garden



Pool



Pool



Pool



Pool and villa



New "comfort" pool steps added 2024



Aperos in the garden



Villa front



Dining area



Dining and living area



Dining area



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Dining area



Living area



Sitting area



Sitting area



Desk



Kitchen



Kitchen



Kitchen



Kitchen



Breakfast on the terrace



Breakfast on the terrace



Terrace

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Bedroom 1



Bedroom 1



Bedroom 1 En suite



Bedroom 2 as twin



Bedroom 2 as twin



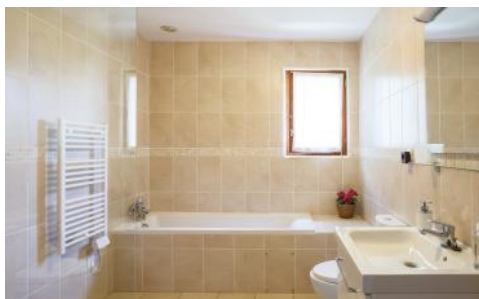
Bedroom 2 as double



Bedroom 2 with basin



Bedroom 3



Bathroom



Bathroom with walk in shower



Bathroom with shower and bath



Cloakroom

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BBQ in the garden



Les trois petits cochons



Abbey



Wine cave