

# Petite Maison à l'Eglise

**Region:** Languedoc

**Sleeps:** 4 **Bedrooms:** 2



## Overview

Nestled in the beautiful ramparts of a lovely Languedocian village. This ancient house has been thoughtfully and sympathetically renovated to provide two bedrooms and two bathrooms, plus a lovely courtyard and terrace

with outside seating. Close to popular town of Pézenas with its myriad artisan shops and restaurants. Great base from which to explore the Languedoc, its long sandy beaches, rugged national park and excellent wines. Would suit small family or two couples. Not suitable for very young children or people with reduced mobility.

## Description

Nestled in the beautiful ramparts of St Pons de Mauchiens, this ancient house has been thoughtfully and sympathetically renovated to provide two bedrooms and two bathrooms, a new kitchen plus a lovely courtyard, and a terrace with outside seating. Originally built ~800 years ago, this house oozes old-world charm with original stone walls, beams, and beautiful wooden floors. But don't be deceived, it also offers 21st-century comfort.

Close to the popular town of Pézenas with its myriad artisan shops and restaurants. This house offers a charming base from which to explore the Languedoc with its long sandy beaches, rugged national park, and excellent wines. The house would suit a small family or two couples. Not suitable for very young children or people with reduced mobility.

Entering from street level, you'll find a comfortable sitting room with an archway window, TV, and fireplace. Stepping up, the kitchen opens onto a first-floor terrace with seating and overlooks the courtyard garden. The kitchen features a gas hob, oven, sink, toaster, and washing machine. On this level, you'll also find a double bedroom that looks out onto the ramparts, and a bathroom with a shower, WC, and sink. At the top of the house, you'll find the spacious master bedroom with charming original features and an ensuite bathroom.

In terms of outside space, the courtyard garden and terrace make ideal spots to relax and enjoy a cold glass of rosé. It is very peaceful and secluded.

The house is fully heated and is therefore suitable for winter lets. Hairdryer and washing machine available. Free street parking in the main square about 50 meters from the front door.

St Pons de Mauchiens offers:

- Village shop open every day, featuring local products
- Village tennis courts and football pitch
- Restaurants can be found in the nearby village of Montagnac

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## Layout

Master bedroom: King-size bed. Very spacious bedroom.  
Bathroom 1 ensuite.

Second bedroom: Queen size bed.

Bathroom 1: En suite to the master bedroom, bathroom  
with pedestal bath with shower over, WC, and sink.

Bathroom 2: Shower, sink, WC.

## More Info

- Free street parking in the main square about 50 meters  
from the front door.

- Hair dryer

- Washing machine

- TV

This property would be suitable for summer or winter lets.  
Full heating.

WiFi and internet: Please note that the internet at the  
house is generally sufficient to work from home, but this is  
dependent on the type of work being done. The data  
allowance is fine for regular internet browsing, some video  
calls, some tv streaming and emailing. If heavy data usage  
(data analysis/ complex software/ large amount of video  
streaming) then this may be limited.

## Features

- Heating
- Street parking
- Terrace
- Fireplace

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## Location

St Pons de Mauchiens facilities:

- Village shop open every day, featuring local products
- Village tennis courts and football pitch
- Restaurants can be found in the nearby village of Montagnac
- A few minutes walk to The Garrigues - perfect for outdoor exploring (walking, cycling, mountain biking, jogging)
- 15 minute drive from Meze. Perfect spot for seafood restaurants and night markets
- 30 minute drive to golden beaches and Aqualand in Cap d'agde
- Local vineyards nearby that offer tastings and tours

St Pons de Mauchien, 5 minutes from Pézenas.

Beaches 25 minutes.

Haut Languedoc National Park 15 minutes.

Nearest airports:

Béziers-Cap d'Agde 35 minutes.

Montpellier 50 minutes

Carcassonne 1.5 hours





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## Photos



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