

# Villa Marie-Lavandes

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 5



## Overview

Ideally positioned on a small hill, two minutes from the historic centre of the endearing and ancient village of Castelnau-le-Lez, at the gates of the city of Montpellier with easy access to the beaches. Easy walk to choice of shops etc. 5 bedrooms/3 bathrooms.

## Description

Villa Marie-Lavandes is ideally positioned on a small hill, two minutes from the historic centre of the endearing and ancient village of Castelnau-le-Lez, at the gates of the city of Montpellier with easy access to the beaches, the airport, and a vast array of cultural “must sees”.

With a vast garden of 850m<sup>2</sup>, complemented by a swimming pool with sun loungers, and table tennis, this villa provides all the outdoor entertainment one could need under the sun of the French Mediterranean coast. The outdoor dining for 8, with accompanying barbecue, are guaranteed to make those sultry summer evenings a convivial affair, all whilst under the canopy of a large shade sail. The separate summer lounge, composed of two large sofas and an array of armchairs with the option of a large parasol, means you can relax by the poolside day-long.

The path to the villa’s main entrance is playfully scattered with arbustes, lavender, and palm plants, announcing the arrival to your private sanctuary in this very calm residential area, which is not overlooked or in direct view of any neighbours. With 200m<sup>2</sup> spread over 3 storeys, the Villa des Lavandes offers a large living room, followed by an open-plan kitchen and dining room which give out directly onto large floor-to-ceiling bay windows with views of the East and South gardens. The kitchen has a cooking island with seating, as well as an indoor dining area which seats a further 8 guests.

On the main floor you will have a large living space in which guests can relax around the fireplace, a few steps up from this level is a corridor leading to the master bedroom with private terrace and its en-suite shower room and dressing room. Another three bedrooms (one of which has a double bed, one has a single bed and one has a mezzanine bed) share a family bathroom. A few steps down from pool level, is where you will find another double bedroom with a nearby shower room, as well as an office area with a desk and sofa.

Private parking for one car is available on the property, with street parking available beyond, and bus and trams close by. Everything one could need is within short walking distance : a boulangerie, butchers, greengrocers, cheesemonger and wine merchant, and the village’s famous outdoor market arouses the senses weekly on Tuesdays and Saturdays.

The centre of Castelnau-le-Lez is a labyrinth of enchanting alleyways and crisscrossing stairways, giving onto a main plaza (with restaurants and wines galore), as well as connecting to the Lez river and its charming walks which make you think you’re in a painting (which might have been true if you were born in the 19th century, when local painter Frédéric Bazille captured a family reunion in the area, now on display at the Musée d’Orsay).

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## Layout

Ground floor:

Large living room with fireplace and TV

Modern kitchen with kitchen island

Open dining room for 8 people

Large terrace with dining area

First floor:

Master bedroom with en-suite walk in shower room, dressing room and small private terrace

2 Single bedrooms, one with single bunk bed

1 double bedroom

Family bathroom

Separate toilet

Lower ground floor:

Double bedroom

Small shower room with toilet

Open office area or lounge area with extra single bed possible

Laundry room

## More Info

Saltwater pool 7m x 3m

One parking space at villa. Off-street parking available.

Outdoor amenities:

Salt water swimming pool 7x3m, equipped with an alarm system and optional barrier

Large terrace

Plancha

Seating area with sofas

Parking area for 1 car

Ping pong table

Equipment:

Modern kitchen • Nespresso coffee machine • Filtre coffee machine • kettle • Large fridge freezer • Dishwasher •

Washing Machine • WiFi • Fireplace • Smoke detector •TV

• Ironing board •Towel radiators • Hairdryers •

Parking area • 2 Bicycles •

## Features

- Internet
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Barbecue
- Terrace
- Spacious garden

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Montpellier centre is just a 20-minute tram ride away.

Beaches 20 minutes

### Local Area

Very good local shops and mini Supermarket less than 3min walk

Montpellier is less than 5 minutes drive

Golf less than 10 minutes drive

10min walk to the nearest tramway station

10 minutes drive shopping mall called Odysseum

Montpellier Airport is about 15 minutes drive

15 minutes to Montpellier Saint-Roch train station

20min drive to the beaches



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## Photos



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