

# Surrounded by Swallows

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 3



## Overview

Lovingly restored, this fine old Maison de Maître will offer you and your family and friends a wonderful holiday venue. Located in a small village with a BIG reputation for excellent wine and surrounded by hills and vineyards. A place of seclusion and tranquility for you to spend hot Languedoc afternoons. Pretty swimming pool surrounded by a lawn and fruit trees and high terrace to enjoy the views. Please consult regarding pets. 4 bedrooms/3 bathrooms, sleeps 8.

## Description

There aren't many properties like this in the area: a large 19th century house, traditional on the outside, modern inside, with spacious rooms and numerous communal spaces. The house, surrounded by hills and vineyards, stands on the edge of a picturesque wine-making village, with centuries-old rural traditions reflected both in its landscape and its mode of life.

The imposing maison-de-maitre dates back to 1874. It's been lovingly restored by the present owners, who've added a swimming pool and 2 terraces, modern kitchen and lighting - and transformed it into a stylish, modern house that it is today. It provides comfortable home-from-home accommodation, with a mixture of contemporary and antique furniture, and two beautiful terraces for sitting out and dining, both facing the vineyards.

The kitchen has an upcycled Poggenpohl kitchen and modern AEG appliances. Terraces and a bathroom were renovated to a high standard. In spring of 2024, the swimming pool terrace has been paved in stone and an extra terrace added on the sunny side, as well as a pergola with sofas.

The house is spacious, with light-filled rooms and modern comforts. It is for 8 people only.

It stands on the edge of a picturesque wine-making village of Berlou, providing both privacy and access to the village facilities, which include a gastronomic restaurant, a brasserie, tennis courts and a wine shop (the local Cave Cooperative produces some of the best wines in the area). Next to the house, there is a large garden with trees, a lawn, and a swimming pool with a pergola, two terraces and chaise-longues for sunbathing. It is a place of relaxation and tranquility, there's reasonably fast wifi but no TV in the house.

The kitchen is large and open plan, situated on the raised ground floor, with a table for 8, and a couple of large sofas for an after-dinner digestif. Or enjoy a glass of eau de vie in the adjacent salon-library, with 2 further sofas, 2 armchairs and a coffee-table. Large doors open onto a spacious terrace. It faces the vineyards and has outside table and chairs.

Next to the salon, on the same floor, there's a double bedroom with an adjacent bathroom (toilet and shower).

A curved staircase with cast-iron railings leads to the 1st floor, with 3 further bedroom (1 en-suite) and 2 bathrooms. One of the bathrooms was renovated in June'22.

There is a large terraced garden with rows of lavender and fruit trees, and a large swimming pool (10m x 5m) with a shady pergola with sofas, terraces with sun-beds, as well as a table and chairs.

The house stands on the edge of the village, surrounded by vineyards and hills, you can step out and go cycling or hiking in the hills, soaking in breathtaking views all around.

The village of Berlou is conveniently located for walks, cycling, local markets and restaurants. It is also renowned for its excellent wines, being one of the best producers of St Chinian Appellation Contrôlée.

Staying in Berlou, you can be guaranteed an authentic Languedoc holiday!

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There is a gastronomic restaurant Le Faitout in the village and a wine shop of the Cave Cooperative de Berlou. The village of Berlou, one of the best producers of St Chinian Appellation Contrôlée, is renowned for its excellent wines. Staying in Berlou, you are guaranteed that your French holiday will be as authentic as can be.

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## Layout

4 bedrooms to sleep 8 people.

Main Floor:

Bedroom 1: King-sized bed. En Suite bathroom with shower, sink, WC (Bathroom 1).

(Located opposite salon area)

Upper Floor:

Bedrooms (3):

Bedroom 2: King-sized bed. Chaise longue and 2 armchairs. Lovely view. Bathroom 3 is ensuite to this bedroom.

Bedroom 3: Two large single beds 100cm wide. Sofa. View into village.

Bedroom 4: King-sized bed. Lots of shelving space and desk. Lovely view.

Bathrooms (2):

Bathroom 2: Very spacious and recently completely upgraded in Travertine marble. Bath, sink, shower, WC and large armchair.

Bathroom 3: Bath with shower over, WC, sink, bidet.

Fans in all bedrooms.

## More Info

End-of-stay cleaning: £150

Linen and bath towels supplied (not pool towels).

Pets are generally welcome but please consult before booking. £100 per pet per week.

Large chlorine pool 10m x 5m x 1.5m at deepest level. 3000m<sup>2</sup> garden.

Fans in every bedroom.

Parking for one car inside the main gate and ample parking on lane outside.

WiFi speed: 250+ Mbps (good for 6-8 people or up to 10 devices).

Please note: Due to stairs, this property is not suitable for persons of reduced mobility. Small children need to be supervised.

## Features

- Internet
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heating
- Private parking
- Secure parking
- Street parking
- Barbecue
- Terrace
- Fireplace
- Spacious garden

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## Location

Berlou, Hérault, Languedoc-Roussillon.

Located in the heart of AOC St. Chinian - one of the most famous wine appellations of the Languedoc - Berlou is known for its fine wines.

Berlou is quite a small village but there is a wine cooperative where you can buy your wines direct, a gastronomique restaurant - Le Faitout, and a bar Chez Lilly's for drinks and simple dinner.

The ancient town of Béziers is about 40 minutes away and Narbonne at about 50 minutes.

Berlou is on the edge of the Haut Languedoc National Park so walking and views are everywhere. A visit to the Gorges d'Héric is recommended.

The best wine producers in the area:

Berlou Cave Cooperative is one of the best producers of the St.Chinian Appellation Controle.

There are also several excellent independent wine producers in the village, each making wines with its own distinctive character. The most notable amongst them are:

- Domaine De Cambis - a new Domaine, started about 4 years ago, making a selection of crisp sharp organic wines.
- Terre Esemis is also new. Vin Naturel - natural wines, without chemicals or sulphates, a new trend in wine-making.
- Domaine Rimbert - excellent deep, velvety wines from an experienced local producer
- Grange de Leon - another excellent, well-regarded local producer

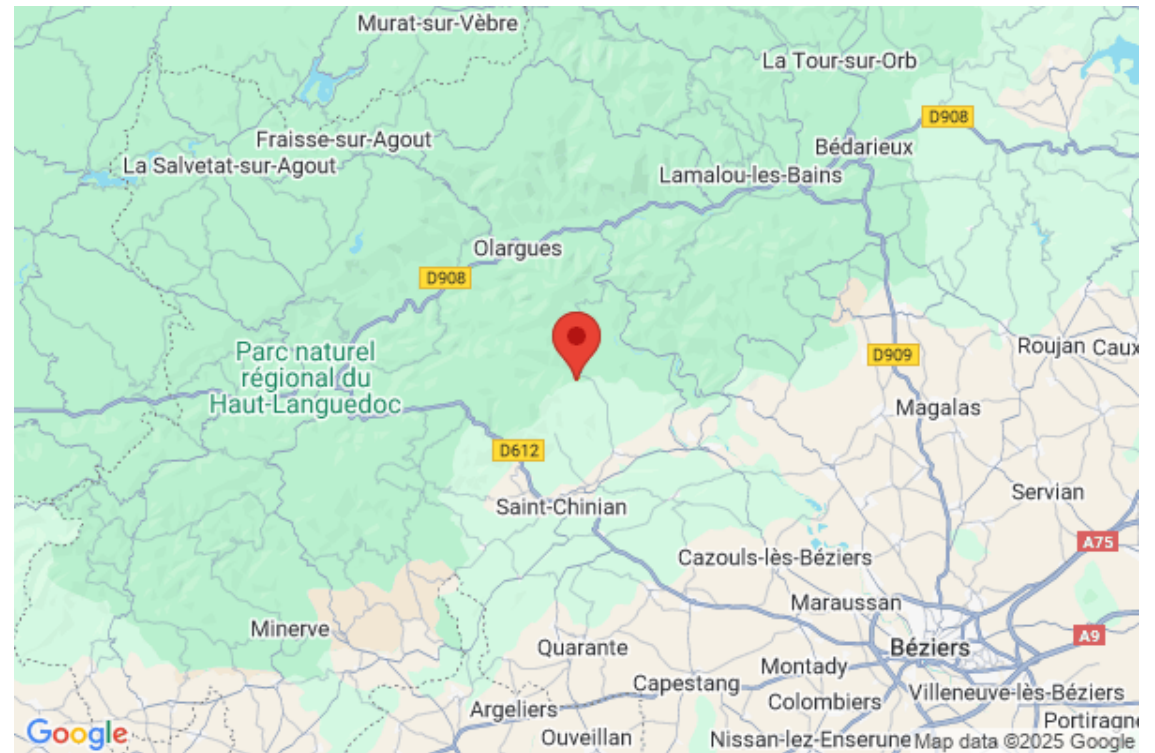
Mediterranean beaches: about 45 minutes.

Nearest airports:

Béziers-Cap d'Agde

Carcassonne

Montpellier





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## Photos



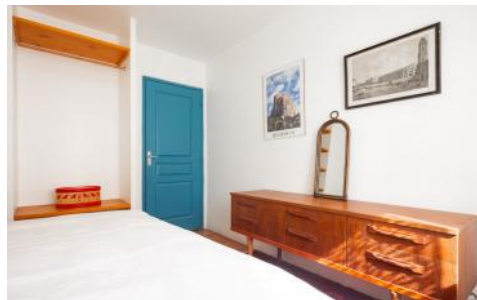
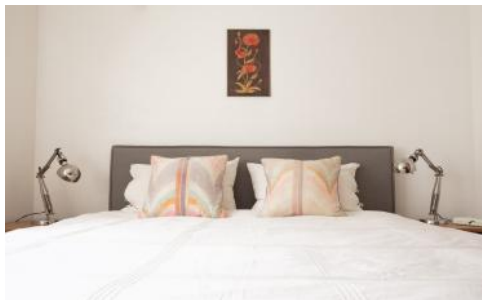


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