

# Surrounded by Swallows

**Region:** Languedoc

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



## Overview

PRICE REDUCED FOR JULY and AUGUST!

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

This imposing maison-de-maitre dates back to 1874. The house has been lovingly restored over the years, and provides comfortable home-from-home accommodation, with a mixture of contemporary and antique furniture and two beautiful terraces faces the vineyards, for sitting out and dining.

The old house has the charm of the past, spacious light-filled rooms and modern conveniences. It stands on the edge of the picturesque wine-making village of Berlou, providing both privacy and access to village facilities, which include tennis courts and 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 terrace for sunbathing.

If you like your French holiday home to be chic and individual rather than sleek and perfect, then this house is for you to enjoy.

The pool was retiled a couple of years ago and now claims to be one of the prettiest in the whole of Languedoc-Roussillon!

An upcycled Poggenpohl kitchen has recently been installed, with modern AEG appliances. The kitchen is large and open plan, situated on the raised ground floor, with a table for 8, and 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 with 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 a bedroom with an ensuite bathroom and 2 further bedrooms with a spacious shared bathroom.

The house has a large terraced garden with rows of lavender and fruit trees, and a large swimming pool (10m x 5m x 1.5m deepest) with a terrace with sunbeds, table, and chairs. You can step out of the house and go cycling or hiking in the hills. There are numerous hiking tracks on the doorstep, and the views will blow your mind!

There is a gastronomic restaurant in the village, as well as a cafe where you can get bread and croissants, have a coffee or a beer, or a simple meal. 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

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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. £50 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 3-5 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 gastronomie 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 Controlee.

There are also 4 excellent independent wine producers in the village, each making wines with its own distinctive character:

- 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 and 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

Montpellier

Carcassonne



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## Photos



Large pool



House in the hills



House and pool



Terrace around the pool



The terrace



Lower terrace



Open-plan kitchen/diner



Large table for family dining



Kitchen and island



Kitchen



Master bedroom



En-suite bathroom of masterbedroom

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Bedroom 2



Newly renovated shared bathroom



Shared bathroom



Twin bedroom



Terrace at night



House and garden



Pool



The house surrounded by hills



The house and the lawn



Pool



View from the garden



The garden

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The garden



Front of house



Lavenders in the garden