

# Coastal Dream Marseillan

**Region:** Languedoc | Marseillan

**Sleeps:** 11 **Bedrooms:** 6 **Bathrooms:** 5



## Overview

Cote d'Azur quality with the benefit of Languedoc pricing! Coastal Dream Marseillan is a luxurious 5 bedroom, 5 bathroom detached holiday villa with a heated private swimming pool and air conditioning throughout. Located in a quiet cul-de-sac in the popular village of Marseillan. A 5-minute stroll will take you to the town centre and the port area with many restaurants, bars, and boutique shops. The sandy beaches of Marseillan Plage are a 15 minute drive away. Newly refurbished in 2024 this high-end villa ticks all the boxes. Suitable for persons with reduced mobility. Pets accepted on request.

## Description

Coastal Dream Marseillan is an exceptional detached holiday villa with a heated private swimming pool in the unspoilt village of Marseillan, perfect for one or two families. The house has been very recently refurbished (2024) with a brand new first floor and pool area. The villa offers an architect-designed open-plan living space as well as 5 hotel-standard bedrooms and 5 bathrooms. The villa has air conditioning throughout as well as high-speed internet and a large wall-mounted TV in the lounge. Suitable for persons with reduced mobility. In short, this wonderful villa has got everything you could wish for in your south of France holiday home.

The house is located in a quiet cul-de-sac, only a 5 minute walk to the town centre and the port of Marseillan and a 10-minute drive to the nearest sandy beach. Marseillan has been described as 'The Next St Tropez' with its pretty village centre and fishing port. It is very popular and most of the bars and restaurants remain open all year round. (Restaurants are very busy during the season - please book before you arrive to avoid disappointment. Local seafood is a speciality).

The ground floor features a stunning, bright open-plan layout with a large well-equipped kitchen, dining area and TV area. The villa has been completely re-modelled internally by an architect to take advantage of open-plan living and to optimise the space between the inside and the outside terrace and pool, making it the perfect place to enjoy hot days and warm evenings.

The fully fitted kitchen has a Capri limestone work surface with a breakfast bar, American fridge/freezer, oven, hob, dishwasher, and microwave. The dining area has a table seating up to 12 people, giving on to a seating area with 'L' shaped settee and coffee table. The living room has a 48" wall-mounted smart 3D TV with a large settee and coffee table, and a fire place. On request, one of the settees could be converted into a sofa bed sleeping 2 extra people. The large open-plan dining area gives out onto the patio via large folding doors creating a wonderful indoor/outdoor living experience. There is also a utility room with a sink, washing machine, tumble dryer, and dishwasher.

The ground floor also has a sleeping wing with an ensuite double bedroom and a twin bedroom with separate bathroom. The lovely decorated double bedroom has large sliding doors onto a small terrace with seating. The room has fitted wardrobes, a small desk, drawer unit and TV, and an ensuite bathroom with toilet, sink, and walk-in shower. The cosy twin bedroom also opens up onto a terrace with a lounge set and has fitted wardrobes, a small desk and drawer unit. Across the hallway is a private bathroom with a walk-in shower, toilet and sink. This separate sleeping wing is ideal for a multi-generational or multi-family holiday offering privacy and comfort for everyone.

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The fully renovated first floor (2024) offers 3 double bedrooms each with an en suite bathroom, and a single bedroom. The large master bedroom with fitted wardrobes has a large ensuite bathroom with a bath and separate walk-in shower, as well as a double sink and toilet. There are also two further double bedrooms both with a small desk, fitted wardrobes, and an ensuite bathroom with walk-in shower, sink and toilet.

Outside and to the back of the villa is the private fully-fenced un-overlooked heated pool (8m x 4m), surrounded by safety railings as required by French law. The pool and pool area were fully renovated in 2024. There is also a wonderful patio with barbecue, shaded by a large fig tree with a dining table seating 8 and a comfortable lounge area to sit with family and friends throughout the day. There are comfortable sun-beds with mattresses, side tables and parasols to laze the day away by the poolside. An outdoor tap for cleaning sandy feet is located at the front of the house and is also available for your use. As well as the pool liner and hardwood decking, lighting has been added to the pool as part of the extensive 2024 renovation, giving an amazing ambience to the pool area at night. All sides of the house have been newly rendered and up/down accent lights added to complement solar lights dotted around the garden.

To the front is a small patio with seating for 4 to enjoy your morning croissant or read a book in peace and quiet while the kids play in the pool. The house is surrounded by well-maintained hedges and is fenced and gated. There is private parking for 2 cars, and opposite the house are free parking spaces.

This house is very child-friendly. Some toys and games are available for your use and there is also a cot and high chair on site. Pets may be accepted on request. Beds are made and ready on arrival, and bath and pool towels are provided.

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## Layout

Ground Floor:

- Full open plan kitchen, living, and dining area with table seating up to 12 people. Access via large Baie Vitree to patio, and pool area. Coffee table and settee.
- Fully fitted kitchen (2013), with Capri Limestone work surface, breakfast bar, American fridge/freezer, oven, hob, and microwave.
- Lounge area with 48' wall-mounted 3D TV, large settee/sofa bed, coffee table. TV with Orange cable, Netflix (please use your own account), DVD, FREE Wi-Fi, and open fireplace.
- Utility with washing machine and dishwasher. Tumble drier can be made available in wet weather.
- Bedroom 1 with double bed and en suite bathroom with walk-in shower, WC, sink. (Sliding French door to front terrace).
- Bedroom 2 with 2 singles, can be made into Kingsize (French door to front terrace and 4 person seating area).
- Bathroom with Italian shower, sink, WC.
- Separate guest toilet.

First Floor:

- Bedroom 3 Master bedroom with Kingsize bed and ensuite bathroom, with bath, walk-in shower and double wash basin.
  - Bedroom 4 with a small double bed and ensuite bathroom.
  - Bedroom 5 with double bed and ensuite bathroom.
  - Bedroom 6 with a single bed and chest of drawers.
- All bedrooms (apart from bedroom 6) have spacious fitted wardrobes with full length mirrors.

Cleaning/Towels/Linen/Maid service:

Bath towels, beach towels, and linen are provided at the start of the holiday.

## More Info

Visited by our team - highly recommended.

Pool is heated and features a top-of-range heat pump so can be efficiently heated until the end of October.

Bath towels, beach towels and bed linen provided at start of holiday.

1 cot and 1 high chair available.

Box of children's toys available.

Sofa bed for 2 people available on request.

Netflix app is on the TV, if you want to use it, please log in to your account using QR code on the screen.

## Features

- Featured
- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Pets allowed on request
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace
- Fireplace
- i-Rent

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Mid-holiday cleaning and linen change can be requested (charge applied).

Amenities/Facilities:

Barbecue, Pool Heating, Private Pool, Parking, Garden.

Air Conditioning, Central Heating, Cot, High Chair, Internet Access, Orange cable TV.

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## Location

The house is situated in Marseillan and it is a short walk to the town centre and port.

The lovely beaches of Marseillan Plage are just a 15 minute drive, and Cap d'Agde is about 20-25 minute drive with many beaches and children's attractions, including water parks, theme parks, and leisure activities.

Only 3km to nearby Marseillan Plage (15 minutes in a car).

Etang de Thau with its excellent oyster and mussel beds just 10 minutes away.

About a 20-25-minute drive to the many beautiful sandy beaches of Cap d'Agde.

Golf courses available in Hérault area.

How to get there

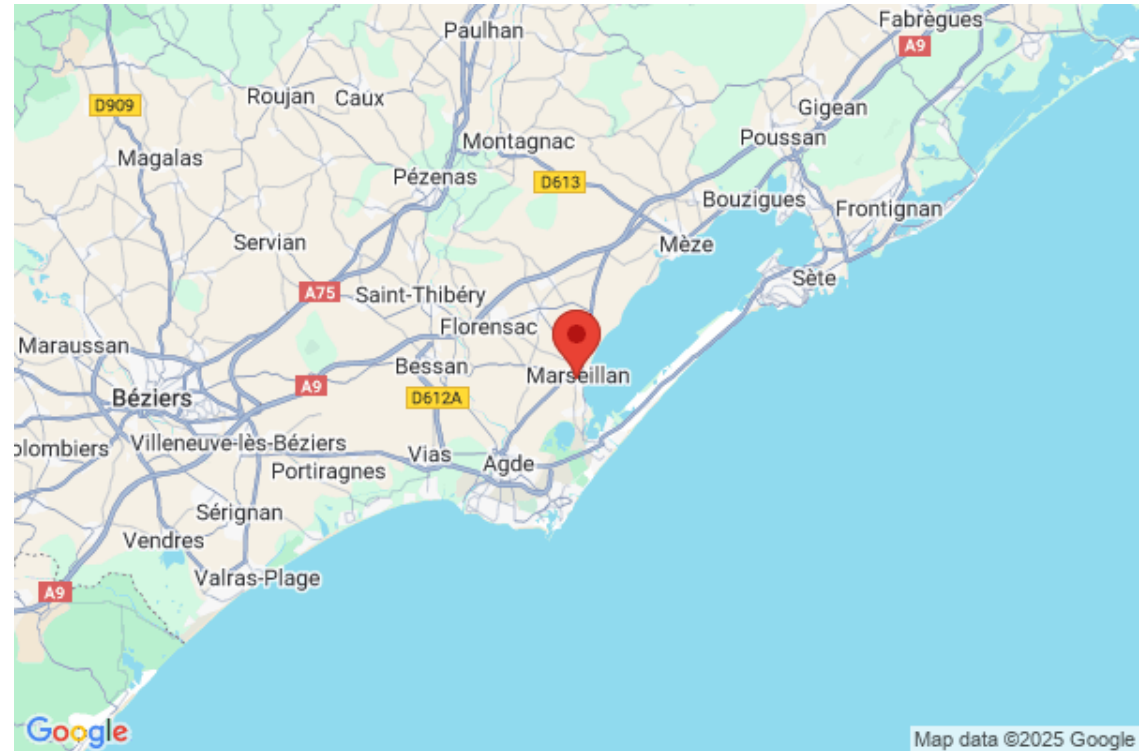
Beziers airport about 25 minute drive from house (Ryanair).

Montpellier airport about 45 minute drive from house (EasyJet and others).

Hire car recommended if you would like to discover the area.

Further Details

In Marseillan itself there are several well-known high-quality French restaurants. There is a weekly food and clothes market and a weekly evening craft market in the summer. Large Carrefour supermarket 3-minute drive from the house, with a well stocked Spar and many bakeries a short walk away in Marseillan town centre.



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## Photos



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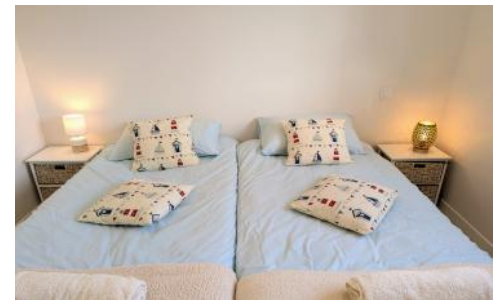
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