

# Coastal Dream Marseillan

**Region:** Languedoc | Marseillan

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 5



## Overview

Cote d'Azur quality with the benefit of Languedoc pricing! Coastal Dream Marseillan is a lovely 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 10-minute drive away. Newly refurbished in 2023 this high-end villa will ticks all the boxes. Suitable for persons with reduced mobility. Pets accepted on request.

## Description

Coastal Dream Marseillan is a lovely detached holiday home 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 to offer architect-designed open-plan living space as well as 5 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 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 the seating area with an 'L' shaped settee and coffee table. Access via large sliding doors and patio door to the patio and enclosed pool area. The lounge area has 48" wall-mounted smart 3D TV with large settee/sofa bed and coffee table. There is also a utility room with a sink, washing machine, tumble dryer, and dishwasher.

There is a double bedroom on the ground floor with ensuite bathroom, and a twin bedroom with a separate bathroom. On the first floor are 3 double bedrooms each with an en suite bathroom. The first floor also offers a study/spare bedroom with a sofa-bed and a roof terrace. From here you can look over the village towards the port of Marseillan and the famous Etang de Thau.

Outside and to the back of the villa is the private fully-fenced heated pool (8m x 4m) and patio shaded by a large fig tree with a dining table seating 8 and a comfortable lounge area to sit with family and friends in the evening. There are comfortable sunbeds with mattresses, side tables, and parasols to laze the day away by the poolside. A barbecue and outdoor foot shower are also available for your use. The decking has been completely renewed as part of the extensive renovation work and the facade of the house has

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been repainted.

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 with toys and games 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.
- New 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 cable, Sky TV, DVD, CD, 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 with a small double bed and ensuite bathroom.
- Bedroom 4 with 2 singles and ensuite bathroom.
- Bedroom 5 Master bedroom with Kingsize bed and ensuite bathroom. Private balcony with seating and lovely views to the clocktower in the village.

Cleaning/Towels/Linen/Maid service:

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

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

Amenities/Facilities:

## 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.

Mid-week clean and linen change offered for free.

2 Cots and 2 high chairs available.

Box of children's toys available.

## Features

- Featured
- Aircon
- Internet
- Satellite TV
- Table tennis
- 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

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

Air Conditioning, Central Heating, Cot, High Chair, Internet Access, Satellite, 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 10 minutes drive, and Cap d'Agde is about 15-20 minutes drive with many children's attractions including water parks, theme parks, and leisure activities.

Only 3km to nearby Marseillan Plage (10 minutes in a car).

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

About a 15-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 20 mins drive from house (Ryanair and Easyjet).

Montpellier airport about 45 mins drive from house (Easy jet).

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.





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## Photos





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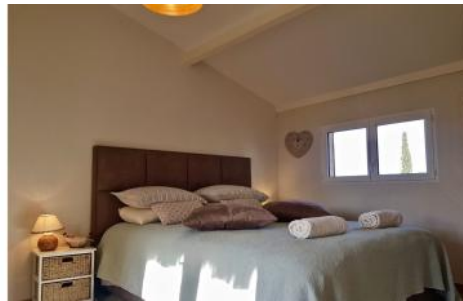
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