

# Le Grand Hermitage

**Region:** Languedoc

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

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## Overview

This villa is an absolute gem! Architect-designed and built just 18 years ago with every comfort included, notably underfloor cooling/heating throughout the property. Seamless blending of the new with the quirky, interesting, and antique. This is a great holiday rental suitable for multi-generational families or two families. There is a great pool area offering fabulous views across the countryside and a lawn for kids to play and unwind. The site overlooks the fascinating pre-industrial village of Villeneuve, almost untouched since the 17th century. Could be suitable for people with reduced mobility - please enquire for more info. Suitable for small weddings with up to 20 guests. Up to 5 bedrooms/5 bathrooms if Pool House is used. FLEXIBLE CHANGEOVERS, minimum 7 nights. NB: Not suitable for toddlers.

## Description

The team at South France Holiday Villas fell in love with this house! This is not just a house but an experience! Designed and built less than 20 years ago with every consideration towards quality and facilities, it offers a blend of olde worlde charm alongside modern comfort. The result of this serendipitous blending is a wonderful relaxing atmosphere for you, your family and friends, to while away your days in the sun-kissed Languedoc.

The perfect house for holidays, small weddings (the owner is a Celebrant), family celebrations or group activities such as cookery courses, yoga, and fitness retreats, painting and walking groups. Situated in 5000m<sup>2</sup> of garden and land.

Le Grand Hermitage overlooks and is just 5 minutes' walk through the woods from Villeneuve, an amazing piece of history barely touched since its creation in the 17th century as a centre of excellence for textile manufacturing. Today, Villeneuve is a draw for tourists and offers a restaurant and a great little bar, together with antique emporia and a weekly organic market.

The approach to the house is along a driveway lined with lavender bushes and your first surprise will be the free-range chickens pottering amongst the flowerbeds. Your second surprise will be the fishponds in the courtyard before the main door. Your third surprise will be the spaciousness, the luminosity, and the quality of the house. No skimping here!

Lovely and welcoming kitchen, fully-equipped with large central island in granite for breakfasts and snacks.

The elegant dining/living area has a grand piano and a high-tech woodburner. Plenty of room for 8 to sit around the table and relax on the many comfortable sofas. The living area opens onto a grassed area with loungers and a rose pergola.

Through a beautiful stained glass doorway is a separate apartment with 2 bedrooms, kitchenette, and bathroom. This area would be suitable for people with reduced mobility as it can be accessed directly from outside with just one step to negotiate.

Upstairs are 2 bedrooms, one with en suite bathroom. Everything is tastefully finished to hotel standard and all the bedrooms have views of either the surrounding hills or the front courtyard area. Each bedroom is supplied with fluffy bathrobes just as you would expect from a quality hotel.

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The large heatable pool is located above the villa and benefits from a substantial tiled terrace/yoga deck, fully equipped summer kitchen and pool house with pinball machine.

The pool house has a double bed and shower room and WC and can be used instead of one of the bedrooms in the house or gite. Maximum 8 guests overall.

With three fireplaces this is the ideal location for a Christmas get-together in the winter sun.

Vegetable garden - help yourselves to fresh Mediterranean veg.

Please note that this property can be rented with 4 bedrooms for 8 people, or just the Gite for 4 people, or the Main House for 4 people. (See our references VLN103 and VLN104). If renting one half of the house only, no other paying guests will be in the other half of the house.

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## Layout

4 bedrooms/4 bathrooms

Two bedrooms are upstairs and the other two are in the east wing.

The Gite and the Main House are fully interconnected but can also be rented separately. (Please see our reference VLN103).

West Wing Gite:

Private entrance to:

Studio apartment with super king/twin beds and en suite walk-in shower room and WC.

Second bedroom with two single beds and en suite walk-in shower room and WC.

Third shower room with rainfall shower and WC.

Open plan kitchenette, sitting room with comfortable sofas.

Main Part of the House:

Private entrance to:

Extremely spacious salon with piano, kitchen, breakfast room, large hall with guest WC, utility room.

Bedroom One with king size bed, ensuite bathroom.

Bedroom Two has a four poster bed.

Pool House:

Bedroom 5: Double bedroom opening onto the pool

Shower room, WC

Kitchenette.

## More Info

Three-course Mediterranean-style picnic with several bottles of wine to welcome you on your arrival!

Hotel toiletries provided.

Please note that the pool and pool house are accessed by some quite steep but well-spaced 'rustic' steps.

Underfloor heating/cooling system.

Vacuum sockets throughout the house.

Kitchen facilities in main house: Double gas hob and aga-style double oven. Separate utility room with washing machine and tumble drier. American fridge/freezer, dishwasher. Separate pantry. Basin tap with 100° water for instant teas and coffees.

All beds have hotel-quality Egyptian cotton sheets and towels.

Not suitable for toddlers (open ponds).

Pool is 10m x 6m and has rigid solar cover.

The house has two resident cats who are perfectly friendly but think they own the place!

TV in lounge with French and UK channels. Also Netflix.

Bang and Olufsen CD player.

Barbecue available.

Sorry, no pets.

## Features

- Featured
- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Private pool
- Heatable pool
- Heating
- Private parking
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room
- Fireplace
- No pets allowed
- Spacious garden
- Event Venue
- i-Rent
- Separate annex, gite, studio

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## Location

Villeneuveville, just 5 minutes drive from Clermont l'Hérault.

Beaches, Mèze and Marseillan ports just 35 minutes.

Nearest airports:

Beziers-Cap d'Agde

Montpellier

Pézenas 20 minutes.

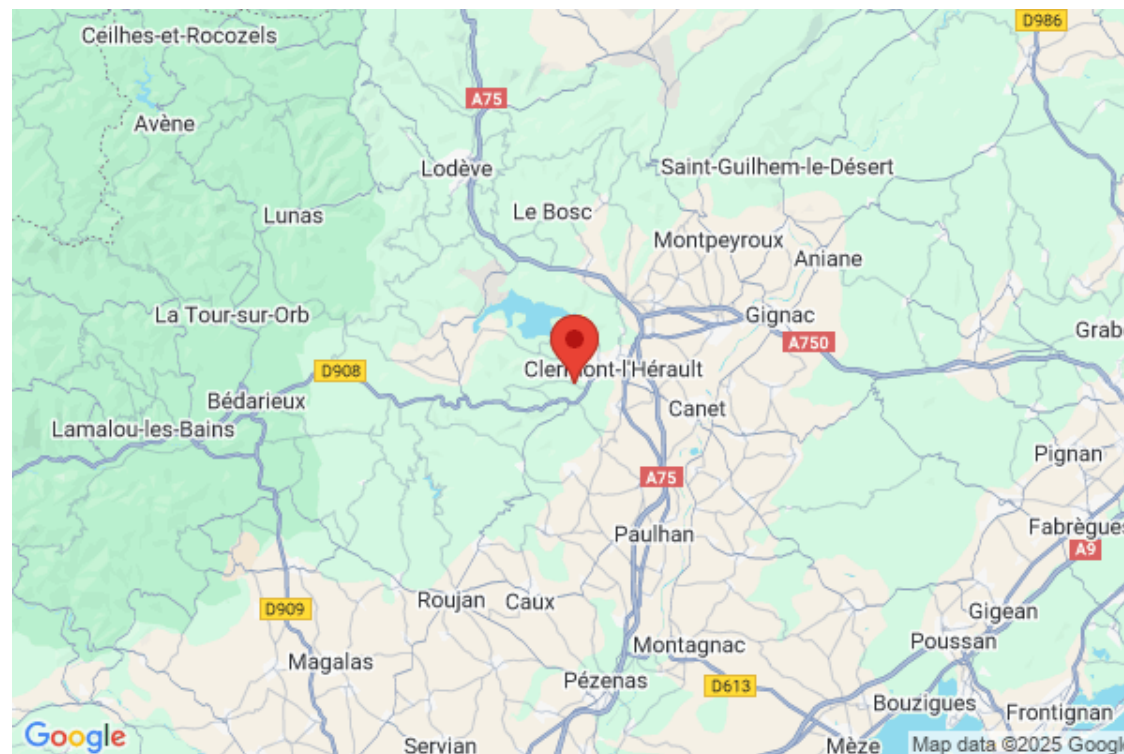
Clermont l'Hérault – a lovely market town 5 mins drive or a 20 mins walk away. Non touristy and always open, even in winter it is a real town. The market is legendary, full of fabulous food, including; cheese, charcuterie, wines, plants and flowers. Choice of restaurants. A friendly relaxed pursuit during your holiday.

Montpellier – A 40 mins drive will take you to Montpellier our favourite local city. Bursting with life, music, fun and elegance this gorgeous city in which one third of the population is under 25, will excite and charm you. Why not take the bus, and see some of the local villages along the way.

Pézenas – a lovely old town known for its connection to Molière and local antique shops is a must visit only 15 minutes away.

Lac de Salagou – a 10 minute drive away offers water sports including; sailing, wind surfing and canoeing. Take a picnic or listen to music and eat at a little Ginguette (a pop up summer restaurant). There is always space at the Lac for privacy and time to watch the wading birds or sit and snooze.

Local Beaches – This stretch of the Mediterranean is known for its long sandy beaches. Some are busy, others much less frequented. Or why not visit the Etang de Thau, a special area where river meets sea and the most delicious oysters and other fruit de mer all washed down with local Pic Poul De Pinet abound.





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## Photos



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