

# La Maison de l'Orb

**Region:** Languedoc

**Sleeps:** 14 **Bedrooms:** 7



## Overview

Unique and idyllic holiday home with 7 bedrooms, located on the riverside of the Orb. This house offers two separate living quarters with 3 and 4 bedrooms respectively, a private swimming pool with incredible views of the surrounding mountains, and a riverside beach with full access to the river. Other highlights include the use of kayaks, a peaceful garden, internet access and multiple terraces. This is an ideal property for a large group seeking to holiday together whilst retaining privacy and kids will love the riverside.

## Description

La Maison de l'Orb is a fantastic house located on the riverside of the Orb, in Vieussan. It offers beautiful views of the surrounding mountains and river and provides total peace and tranquillity.

The house is separated into two separate apartments that can be rented either together, or apart. The top floor has 3 bedrooms and 1 bathroom, and the bottom floor also has 4 bedrooms and 1 bathroom – sleeping a total of 14 people. The top apartment has a private swimming pool on the top level that overlooks the mountains and riverside, and the bottom apartment has a large multi-level garden leading down to the river, where you'll find your own private beach.

Enter the top apartment via the upstairs pool terrace that overlooks the river and mountains. The terrace has an outdoor dining and lounging area, and is a great place to relax in the sun with a book and cocktail!

The front door leads to a spacious living area with a fully equipped eat-in kitchen with 2 large French windows overlooking the river. It includes a granite island with a gas hob, plenty of workspace, a dishwasher, a washing machine, an integrated NEFF oven with grill, two separate fridge-freezers (one American style with cold filtered water and ice dispenser), an iron, a vacuum cleaner and a log burner for the winter months.

There's a separate sitting room with beautiful original tiled floors, equipped with a sofa and two armchairs and French doors leading onto the terrace and pool area. A further sitting room/snug is accessible from the kitchen and has TV with French channels, as well as French windows overlooking the river and has the best views up the Vallee de l'Orb.

The first bedroom is a double (Euro King Size: 160cm), and is located off the living area, it has a wardrobe and chest of drawers with marble tops.

The second bedroom is accessed through beautiful wooden doors into the hallway and has bunk beds and a single, making it ideal for children.

The Master bedroom (Euro King Size: 160cm) is accessed through the children's room or via a terrace which has stunning views of the medieval bridge leading to the house and the village of Vieussan.

A cot is available upon request.

The family bathroom will take your breath away – it has a large walk-in shower area, bath, bidet, and washbasin. There are original French tiled floors and large windows overlooking the river. There is a separate WC next door. Bath towels are provided.

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The bottom apartment is the entire ground floor of a recently renovated century-old winemaker's house. You have access to your own private riverbank looking up to the Orb valley and over to the medieval hilltop village of Vieussan.

The front door leads into a games/entrance area, which is also where you'll find two of the bedrooms. The kitchen is at the end of the hallway and is fully equipped with two large French Café style doors leading to the garden. The kitchen is modern and has a fridge, a hob, a NEFF oven with grill, a dishwasher, a washing machine and all the usual utensils, as well as an American style fridge/freezer with cold filtered water and an ice maker. There is a Juliette balcony which offers stunning views over the garden and river.

The first bedroom is the former stable and retains the drinking trough (useful for putting your suitcases on!), old wooden doors and one original stone wall. It's a large and spacious room with a Euro King size bed (160cm) and has good hanging and storage space.

The second and third bedrooms are smaller – each has two single beds with hanging/storage facilities. These bedrooms have new windows with views looking through the trees to the beaches on the other side of the river. All of the bedrooms have radiators for warmth during the Spring, Autumn and Winter. There is a day bed in the games room that could be used as an additional bed, however, the room is open and, therefore, does not offer privacy. A cot is available upon request.

The family bathroom is spacious and offers a large walk-in shower, WC and basin. Bath towels are provided.

Outside the living room's beautiful Café doors is a small railed-off area, with lockable gates, where small children can play safely. From there, a flight of stone steps leads you to the walled garden.

The sheltered top terrace has a table for eating out in the shade of cherry and fig trees (help yourself to cherries, grapes and figs in season) and a barbecue. Down two more terraces is your own private river bank. Bathe or swim in the sun in the gently flowing waters, then lie in a hammock or deck chair under the shade of the trees on the bank.

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## Layout

### UPPER APARTMENT

- Private swimming pool with outdoor dining/lounging on terrace
- Kitchen with gas hob, dishwasher, washing machine, NEFF oven with grill, 2 fridge-freezers, iron, vacuum, log burner
- Dining area with extendable table
- Snug room with French TV
- Sitting room
- Bedroom 1: Double (European King-size 160cm)
- Bedroom 2: Children's room with bunk beds and single bed
- Bedroom 3: Master with Double (European King-size 160cm) and doors leading to terrace
- Bathroom 1: Walk-in shower, bath, basin, WC
- Separate WC

### LOWER APARTMENT

- Private riverbank with direct access into river
- Multi-level garden with various sunbathing/dining areas
- Kitchen with fridge, hob, NEFF oven with grill, dishwasher, washing machine, American-style fridge/freezer with ice maker, Juliette balcony, dining table and sofa
- Games room with table tennis and table football
- Bedroom 1: Double (European King-size 160cm)
- Bedroom 2: Twin
- Bedroom 3: Twin
- Bedroom 4: Good quality sofa bed
- Bathroom 1: Walk-in shower, WC, basin

## More Info

Top apartment (with private entrance): 3 bedrooms, 1 bathroom. Sleeps 7.  
Bottom apartment (with private entrance): 4 bedrooms, 1 bathroom. Sleeps 7.  
Private swimming pool  
Private river bank  
TV with French channels and Netflix  
WiFi access  
Bed linen (Egyptian cotton), bath and pool towels included  
Mosquito blinds on windows  
Log burner/Central heating  
Tennis racquets (for village court, 7 minutes walk)  
BBQ  
Kayak rental  
Games room with table tennis and table football  
A cot is available upon request

We have 4 single Kayaks and 1 paddle board for use at La Roque. With the river on your doorstep this is a great way to enjoy the beautiful Vallee de l'Orb river without the hassle of having to book and hire canoes from Roquebrun where it can be busy in the summer.

The single kayaks can be used to kayak all the way to Roquebrun (approx 3 leisurely hours).

If you would like to use these whilst staying at la Roque, we would make the following weekly charge to allow for wear and tear:

Kayak €100 per week for 2 kayaks (€200 for 4 kayaks)

Paddle Board £50 per week

Deposit: €100

You can hire kayaks in Roquebrun but 3 hours hire would cost approximately €40 or 3 days would cost

## Features

- Aircon
- Internet
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heating
- Watersports nearby
- Family friendly
- Street parking
- Barbecue
- Terrace
- Fireplace
- Spacious garden

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approximately €140, these prices are subject to change. If you need a proper 2 man kayak however we would suggest you hire them from the canoe centre in Roquebrun.

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## Location

A leisurely 5-minute stroll to get your fresh morning croissants, or just 5 mins walk across the medieval bridge to Le Léopard Bleu (the village café/bar/restaurant) with the best beer menu in southern France (not to mention local wines, food and an excellent play-area for Children)....all in a quiet valley in the shadow of impressive mountains and only an hour from Mediterranean beaches!

Walk up the hill to the village of Vieussan with its historic narrow streets, you will find Wine and vegetables and a petanque pitch (we have boules) with a public BBQ area and fantastic views. The bakery and other shops are in the nearby village of Mons La Trivalle (7 minute drive). There is a lovely market at Lamalou-les-Bains (15 minutes).

Mountains, hills and gorges provide wonderful walking. Or hire a donkey to carry your child and a picnic! Kayaking on the River Orb is available from two locations within 10 minutes drive. There is a tennis court (we have rackets). Bike hire, Golf and Horse Riding are available locally. Less strenuously, we are surrounded by the vineyards of the St. Chinian appellation, and many local domains offer dégustation.

Languedoc is France's largest wine-growing region with many historic towns and villages. Nearby historic Roquebrun (10 mins) has a fine Mediterranean Garden and 2 great restaurants as well as a wine bar, a grocery store, a bar, newsagent, Pizzeria and baker.

We are 40-45 minutes from the historic towns of Béziers and Pézenas. And don't forget that the Mediterranean is just an hour away.





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## Photos



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