

# Villa Montferrier-sur-Lez

**Region:** Languedoc

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



## Overview

Stylish Languedoc villa within easy walking distance of the beautiful traditional village of Montferrier-sur-Lez. This villa presents a calm and quiet environment with a beautiful pool area and adjoining garden and views. Air conditioning in all bedrooms and gamesroom. 4 bedrooms/3 bathrooms.

## Description

This stylish Languedoc villa, which is mere walking distance to the beautiful traditional village of Montferrier-sur-Lez presents a calm and quiet environment to its guests. Stretched across 200m<sup>2</sup>, this villa is composed of a beautiful pool area and its adjoining garden and views which is filled with entertaining activities for friends and family. With Montpellier only 20 minutes away (by car), the Mediterranean lifestyle is never too far.

The entrance of Villa Montferrier offers a driveway with 2 parking spaces. From there, a path leads you to the beautiful lawn, complete with its own modern outdoor living space where you can have a wonderful time sunbathing or relaxing under the Mediterranean night sky. The trees and bushes surrounding the garden offer partial shade to cool down, not to mention the 10m x 5 m swimming pool which is a perfect spot to freshen up under the southern sun. This residence's garden is completed with a ping-pong table and a trampoline which guarantees fun days. With all these activities at hand, the elegant outdoor dining area, complete with a plancha, allows for a moment to fuel up and enjoy a nice homemade grilled meal made with local products from the village's farmers market.

The ground floor is composed of a traditional living room with direct access to the terrace. Along with its fireplace, you can unwind and enjoy the view of the garden and swimming pool. A fully equipped kitchen is at your disposal where you can cook and bake to your heart's content and enjoy a nice spread in its adjacent open dining area. On the east side of the ground floor are two graceful beautifully-lit double bedrooms with plenty of storage space. The rooms share a family bathroom. Both rooms provide access to the villa's garden through their traditional French windows.

At the bottom of the stairs to the upper floor, a modern laundry room, equipped with its own washer and dryer, are at your disposal. At the top of the stairs, the main bedroom awaits: a spacious, classy, and air-conditioned room with an open wardrobe area. Opposite the room is an expansive chic shower room. The second bedroom on the first floor holds 2 beds (90cm x 190cm) and a skylight window with its remote-controlled shutters so you can control the amount of light in the room. It also comprises a modern en-suite shower. The remaining space of the upper floor is occupied by its sizeable central living room/playroom. Air-conditioned, this area is an ideal spot to cool off and away from the hot Mediterranean sun. Complete with a TV, board games, playing cards, books and comics, you are guaranteed to spend a great time indoors with friends and family. The remote-controlled skylight in this room can still provide you ample natural lighting.

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## Layout

Ground floor:

Fully equipped kitchen

Open dining room

Living room with fireplace

1 bathrooms

1 laundry room

2 double bedrooms

1st floor:

Master bedroom

1 twin bedroom with 2 beds with en-suite shower room

1 bathroom

1 living room/playroom with TV

## More Info

Sleeps: 8

No. of Bedrooms: 4. All air conditioned.

No. of Bathrooms/ Shower Rooms: 3

No. of toilets : 3

Private Swimming Pool with security alarm 10x5m

Wifi

Changeover days: Flexible

Parking for 2 cars.

Outdoor amenities:

10x5 meters swimming pool (2 meters deep)

Outdoor dining area with plancha

Outdoor living area

Trampoline & Ping-pong table

2 parking spaces

Equipment:

Air conditioning • Modern kitchen • Coffee machine •

Kettle • Fridge • Freezer • Oven • Microwave • Plancha •

Dishwasher • Washing Machine • Dryer • WiFi • Heating •

Smoke detector • TV • Fireplace • Swimming pool • Ping

pong table

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room

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## Location

Carrefour Hypermarket is 10 minutes away by car

The nearest bakery is 600 meters away (8 minute walk)

Montferrier-sur-Lez traditional village is 700 meters away (less than 10 minute walk)

The nearest farmer's market is 600 meters away (8 minute walk)





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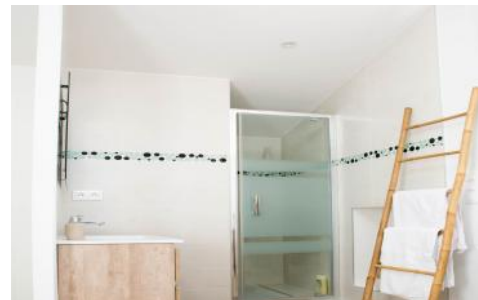
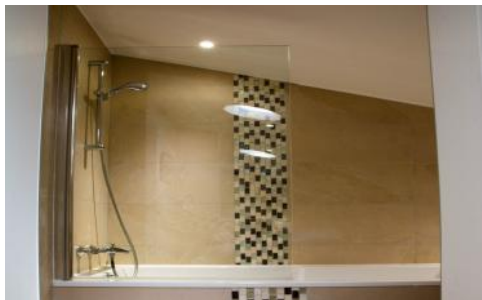
## Photos



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