

# La Villa Luxe

**Region:** Languedoc

**Sleeps:** 6 **Bedrooms:** 3 **Bathrooms:** 2

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## Overview

Brand new on the rental market, La Villa Luxe is an absolute gem, located in the sleepy Southern French village of Maureilhan, only 20 minutes from the coast. This luxury villa boasts 3 bedrooms, 2 bathrooms, an open plan living/dining/kitchen area with air conditioning, a mezzanine with office space and a delightful garden filled with Mediterranean plants and a large private swimming pool. Sleeping 6 people, this is a fantastic choice for groups looking to make the most of their holiday villa under the Southern sun. FLEXIBLE CHANGE OVER DAYS.

## Description

La Villa Luxe is an absolute gem that is bound to get snapped up quickly! It's a beautiful 3 bedroom property located in the sleepy village of Maureilhan, only 10 minutes from Béziers and 20 minutes from the beach.

The owner lives there full time when not renting it out in the summer, so the house has a very homey and comfortable feel to it that really adds to the charm. It's been thoughtfully decorated with luxury furniture and beautiful touches dotted around the place.

Enter through the main gate where you'll find a very smart front garden with parking for 2 cars and a garage. Follow the path along the side of the house and through the little gate into the back garden where the private swimming pool and terrace are waiting for you. This is the perfect spot to relax due to it being at the back of the house away from the road. The large swimming pool is surrounded by a manicured Mediterranean garden and the large terrace offers the ideal spot for an al fresco meal between loved ones, under the stars.

The front door leads to two different levels - upstairs, you'll find the large open plan dining/kitchen/living room with large windows overlooking the garden. The kitchen is fully equipped with everything you could need to make a delicious meal and the dining area is bright, spacious and very comfortable. The living area has a comfortable sofa and TV with French channels, all overlooking the swimming pool. The highlight of this space is the mezzanine that overlooks the rest of the room - this is the perfect place to get a little bit of privacy whilst still being a part of the bustle downstairs. Bring your yoga mat and make the most of this space!

There is a separate WC and laundry room on this level.

Downstairs you'll find 3 tastefully decorated good-sized bedrooms with double beds, two of which have air conditioning, 2 bathrooms, separate WC, a little gym room with a treadmill overlooking the garden and access to the front garden from each bedroom.

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## Layout

Upper level:

- Open plan kitchen, living and dining room with a mezzanine.
- Laundry room
- 1 separate WC

Lower level:

- 3 double bedrooms (2 with air conditioning)
- 2 bathrooms
- 1 separate WC
- Gym room with treadmill

Garden:

- Front garden with garage and parking for up to 2 cars (as well as free street parking)
- Back garden with large private swimming pool, terrace and outdoor dining area

## More Info

- No smoking
- No pets
- No parties/hen/stag do's

## Features

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Street parking
- Barbecue
- Terrace
- Wellness facilities
- No pets allowed
- Spacious garden

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## Location

Maureilhan is a typical sleepy Southern France village. It has a boulangerie, a pizzeria, and a library.

The coast is 20 minutes away, the Canal du Midi is 5 minutes away and the larger town of Béziers is 10 minutes away, where you'll find an abundance of shops, restaurants, bars, pizzerias, a Theatre, a park and lots of events during the summer months.

Water sports such as river kayaking can be found in Roquebrun/Vieuissan/Cessenon-sur-Orb about 40 minutes away. You'll also find beautiful hikes and walks.

The A75 and A9 are only 15 minutes away. Closest airports include Béziers-Vias at 20 minutes, Montpellier at 1 hour, Carcassonne at 1 hour and Perpignan at 1 and a half hours away.





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## Photos



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