

# Le Jardin d'Emile

**Region:** Languedoc | Capestang

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



## Overview

A spacious house located in the centre of Capestang, a popular holiday village beside the Canal du Midi. The ancient towns of Béziers and Narbonne are just 20 minutes in either direction. Stylishly and elegantly renovated to create an excellent venue for a south of France vacation. Unoverlooked courtyard garden with 5/6 person hot tub. Lovely dining out area. Walking distance to various shops and restaurants. Air conditioning. 3 bedrooms/2 bathrooms + guest WC.

## Description

Capestang is one of the most popular villages in the Languedoc. It offers several restaurants and shops and a good market on Sunday mornings. The famous Canal du Midi runs right alongside so there are great walks along its banks and the chance to see a variety of pleasure boats winding their way from Sète to Toulouse and beyond. The long sandy beaches of the Languedoc are half an hour away.

Le Jardin d'Emile has been fully renovated and tastefully decorated with an eye to elegance and classicism. You will love the covered terrace and courtyard garden with tinkling fountain and jacuzzi. Despite being in the centre of the village you will be delighted by the seclusion and tranquillity this property affords. Air conditioning in all rooms except for one bedroom.

This property was once part of an old convent and you can still see the original walls at the top of the stairs. The floor tiles are original from the early 20th century.

Enter to a spacious entrance hall opening to the dining room with table for 8 people. Separate, fully-equipped kitchen and separate salon with smart TV.

Upstairs are three bedrooms. One is en suite and the other two share a family bathroom. There is a small terrace overlooking the courtyard with seating.

Outside is a large covered terrace with comfy sofas and dining for 6 guests. You can while away the afternoon and evening on the terrace, in the courtyard garden or in the jacuzzi - difficult decisions to make!

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## Layout

Ground Floor:

Hallway opening to dining area. Air conditioning.

Kitchen, fully-equipped with gas hob, extractor fan, electric oven, micro wave, fridge-freezer and dishwasher.

Separate salon decorated in elegant fin de siècle style with chandeliers and original tiling. Working fireplace. Smart TV. Air conditioning.

Guest WC.

First Floor:

Bedroom 1 'Ambre': 160cm queen-sized bed. Air conditioning. Dressing room. En suite bathroom with bath/shower, basin, WC and bidet.

Bedroom 2 'Céleste': Victorian bedframe 140cm. Fitted wardrobes. Air conditioning.

Bedroom 3 'Capucine': Wooden bedframe 140cm. Original wardrobe. Fan cooling.

Separate bathroom: Washing machine, shower, basin and WC.

Landing opens to small terrace with view over courtyard. No overlooking.

## More Info

Large covered terrace with dining for 6 guests and comfortable sofa.

Electric plancha.

60m<sup>2</sup> courtyard garden with fountain and jacuzzi.

The house does not have private parking but there are plenty of spots throughout the village for easy, free parking.

Small dogs accepted.

Not suitable for people with reduced mobility.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Heating
- Family friendly
- Street parking
- Barbecue
- Terrace
- Wellness facilities
- Fireplace

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## Location

Restaurants and shops (boulangerie, grocery store etc) just 2 minutes walk.

Supermarket 10 minutes walk.

Canal du Midi 5 minutes walk.

Beaches 30 minutes by car.

Béziers 20 minutes

Narbonne 20 minutes

Carcassonne UNESCO Heritage site 45 minutes



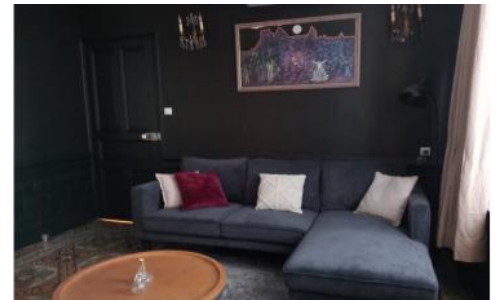


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## Photos

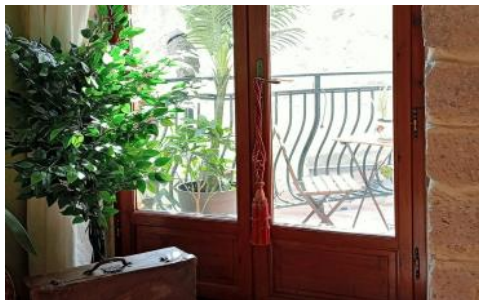




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