

# La Madeleine

**Region:** Languedoc | Marseillan

**Sleeps:** 4 **Bedrooms:** 2 **Bathrooms:** 1



## Overview

This charming little villa directly overlooks the Tabarka fishing harbour and out over the Etang de Thau. The lagoon connects the end of the Canal de Midi to the Mediterranean. A mere five minute walk along the waterfront to the main port area and numerous restaurants and bars. A further five minute walk to Marseillan Village with its vibrant markets and shops. Ground floor terrace with seating and easy parking. Recently renovated with new kitchen and bathroom. 2 bedrooms/1 bathroom. Small/medium dogs accepted. Available all year around including longer lets.

## Description

Situated in the tranquil Florentines 1 development of Marseillan, La Madeleine directly overlooks the Tabarka fishing harbour and out over the Etang de Thau. It is a mere five minute walk along the water front to the main harbour area and the numerous restaurants and bars. A further five minute walk will have you in the commercial centre of Marseillan with its vibrant markets and shops. The cellars of the Madeleine Saint Jean winery are a stone's throw away across the field where the fishermen hang and repair their nets.

The property was recently upgraded and consists of two bedrooms, (with double beds and fitted wardrobes), a modern shower room, open plan kitchen, dining , living room and a terrace. The front bedroom has stunning views across the lagoon to the Mont St.Clair of Sète. The terrace is prettily planted with a variety of flowers.

There are electric heaters in each room for the winter months and electric fans in each room, (with silent running settings and remote controls), for the summer. The property is very well-equipped with a dishwasher, two ring ceramic hob, oven, microwave, two fridges, toaster, kettle, washing machine, outside furniture, sun loungers, and parasols. Should you need it, there is WIFI and a smart TV which has the ability to display not only French stations, but UK, Irish and German too. If you have accounts with Netflix and Amazon, these can also be accessed through the apps.

The property is compact at just over 50m<sup>2</sup> but is comfy, practical and perfectly located to enjoy all that Marseillan has to offer.

For beach lovers, Marseillan Plage, with its 17 kms of unspoilt sandy beaches, is a ten minute drive away or half an hour along the dedicated cycle paths.

Marseillan is a favourite holiday destination for people from all over the world. Its pretty port has allowed it to claim the title of 'The Next St Tropez'.

The village offers myriad bars and restaurants, a variety of shops and markets. The area is famous for the oysters and mussels nurtured just a few hundred metres away in the Etang de Thau. Boat and fishing trips can be booked at the harbour. A short drive away you can find many wonderful vineyards offering free tasting of their excellent Languedoc wines such as Picpoul de Pinet.

The Noilly Prat distillery is within walking distance of La Madeleine and makes an excellent venue for seeing and tasting these excellent vermouths. Try the Marseillanais cocktail or just add ice and a slice of

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orange for the best apéro!

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## Layout

Ground Floor:

Open plan kitchen/salon. Double patio doors leading out onto sun terrace with views across the Harbour and Etang towards Sete.

First Floor:

2 x double bedrooms.

Bathroom with walk-in shower, sink and WC

## More Info

Easy parking opposite the villa.

Internet TV (UK and European channels)

Easy drive to Marseillan Plage beach (less than 15 minutes)

Easy cycle to the beach ( 30 mins on designated cycle path)

High quality (with silent running) fans in each bedroom.

Electric plancha - can be used on the terrace.

Pets:

- Prior approval required. Sorry we cannot accommodate dogs categorised 1 & 2 under French regulations ( 'dangerous dogs').

- Limited to two small animals or one medium sized animal.

- Animals to be restricted to downstairs only.

- No use of bathroom for animal washing

-Pet owners should provide a throw for the settee and suitable animal bedding

- Pet owners should have their own public liability insurance as we will not be liable for any third-party damage/injury caused by their animal.

- There is an additional charge of £50 per pet per week.

## Features

- Internet
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Heating
- Golf nearby
- Watersports nearby
- Family friendly
- Street parking
- Terrace
- Sea view

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## Location

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Sète - just up the coast. The Venice of the South of France; keep an eye out for the famous water jousting events.

Montpellier - about 30 minutes. A vibrant city with tramways, museums, galleries and exhibitions.

Béziers - possibly the oldest continuously inhabited town in France.

Beaches - miles and miles of unspoilt sandy vistas. Also various beach resorts. Marseillan Plage 15 minutes drive.

High Languedoc National Park - about 45 minutes to get deep into the mountains for hiking and spectacular views.

Historic Pezenas, Aigues Mortes plus the important Roman Empire town of Nîmes and Pont du Gard are all in easy reach.

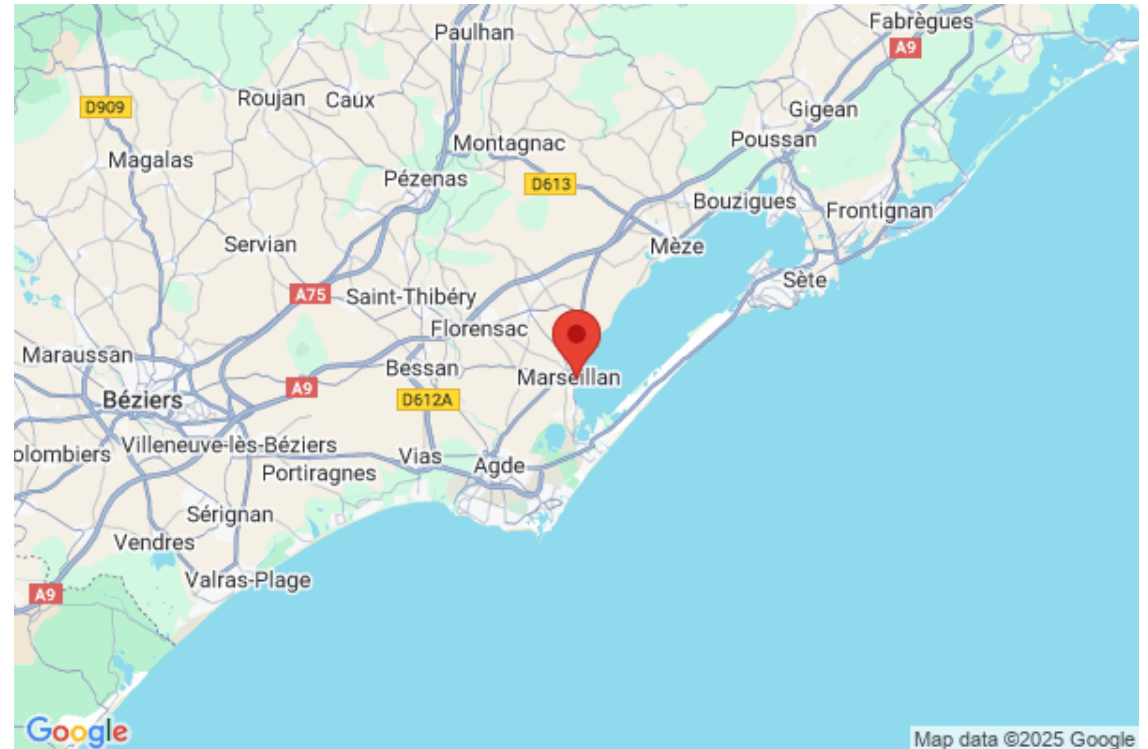
Airports:

Béziers - 20 minutes drive plus shuttle bus to/from Marseillan centre ville. ( Ryanair)

Montpellier - 40 minutes ( EasyJet daily)

Perpignan - 1 hr 15 mins. (Ryanair)

Carcassonne - 1 hr 20 mins ( Ryanair)



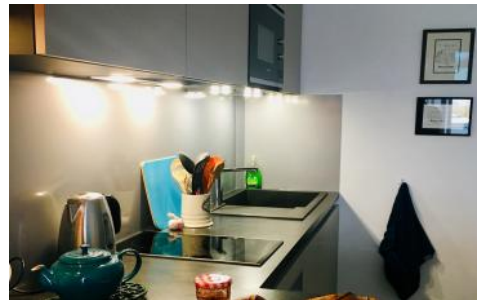


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## Photos



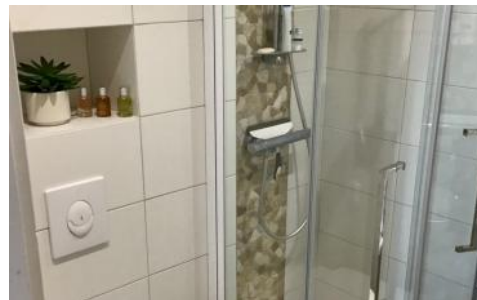


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