

# Villa Charlotte

**Region:** Languedoc | Marseillan

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 2



## Overview

Contemporary villa located in ever-popular Marseillan in the sunny Languedoc. Experience French outdoor lifestyle at its best – lounge by the heated pool or enjoy an apéritif in your spacious lounge. Easy walking into Marseillan with its big choice of restaurants and bars. Visit the Noilly Prat distillery and then enjoy a chilled glass or two by the pool. Air conditioning. 4 bedrooms/2 bathrooms

## Description

Nestled at the end of a quiet lane, Villa Charlotte is within walking distance of the beautiful Etang de Thau and the centre of Marseillan. The cycle path beside the Etang and the Canal du Midi, leading to the beach, is just 400m away. With a private heated pool, four double bedrooms, air conditioning and UK satellite TV, and a stall selling fresh fruit and vegetables just 100m away, this villa provides a great holiday home. It is ideally located for the beach by bike or car which is just 5km away, and for the village centre and port, with all its restaurants, bars and shops, just a 12-minute walk away. There are bike paths close by leading to Sète and Pomérols.

The interior of this one-storey holiday home, built in 2012, offers a bright, airy open-plan living space of more than 50m<sup>2</sup>, where the high spec kitchen is the focal point. A fitted kitchen with new integral appliances, a brand new wine cooler and Nespresso coffee machine awaits you, and the island with electric hob and six bar stools is the perfect place for everyone to gather, whether to chat over apéritif, coffee or late night drinks, or just to relax and watch the chef at work. A perfect social space....as is the spacious lounge with its two 4-seater sofas, air conditioning and big smart TV.

Off the kitchen is a utility room, with access to both the front and back of the villa. Here you will find a washing machine and chest freezer – a good supply of ice in drinks are a must for days spent poolside and for when returning from a day out at the beach or exploring the area.

Large sliding doors from both the kitchen and lounge enjoy direct access to the outside decked area (18m x 6m) with its 7m x 3m heated pool. To make the most of the French outdoor lifestyle, there are six sun loungers with thick mattresses and a double sun lounger too, all perfect for sun bathing. Pool/beach towels and throws are provided. To add to the options for relaxation, there is a comfortable corner sofa with cosy cushions and a coffee table. There is also a glass-topped dining table with eight chairs.

The master bedroom has a king-size bed, access to the terrace and pool, a dressing area and ensuite shower room with twin basins and a walk-in shower. Bedroom 2 also has a king-size bed, and Bedrooms 3 and 4 each have a standard double bed. All 4 bedrooms have air conditioning and electric blinds which make for a perfect blackout for a great night's sleep. There are also a separate toilet and family bathroom with a bath with shower, twin basins and a newly fitted toilet.

Outside there is private parking for 3 cars, gas BBQ, fully decked terrace and private heated swimming pool.

Marseillan is a small, attractive port town in the Languedoc region of France, one of the few remaining

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unspoilt harbours in the South of France. The old town, in the heart of the village, is beautiful, with some of the houses dating from the 12th century. Marseillan has sometimes been dubbed 'The Next St Tropez'.

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## Layout

All bedrooms have air conditioning and electric blinds.

Bedroom 1: King size bed, access to terrace and pool. En suite shower with double basin and walk-in shower.

Bedroom 2: King sized bed.

Bedroom 3: Double bed.

Bedroom 4: Double bed.

Family bathroom with bath with shower, double basin and WC.

Guest toilet.

## More Info

Parking for 3 cars.

Gas BBQ.

Washing machine.

Pool, heatable, 7m x 3m.

Chlorine. Steps with railing.

There is a demountable 'Beethoven' pool fence which can be erected and complies to French law regarding the safety of children. Guests to advise beforehand if required.

The house is suitable for people with reduced mobility or wheelchair users but note that there are three deep steps up to the front door and steps into the pool.

Bike rental in village.

No smoking or vaping anywhere in the villa.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Suitable for reduced mobility
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed

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## Location



Nearest airports:

Béziers - Cap d'Agde - 24 minutes

Montpellier - 52 minutes

Carcassonne - 1.5 hours

Pezenas Market and Halles de Sète are worth checking out if shopping is on the agenda, while those wishing to experience the area's natural beauty can explore Étang de Thau and Canal du Midi. Vinopolis and Aqualand Cap d'Agde are also worth visiting.

What's nearby :

Étang de Thau - 9 min walk

Noilly Prat Cellars - 14 min walk

Mosquito Beach - 6 min drive/3km

Plage Robinson - Est - 10 min drive

Plage Naturiste Cap d'Agde - 28 min drive

Getting around :

Agde Marseillan-Plage Station - 5 min drive

Agde Station - 12 min drive

Vias Station - 15 min drive

Villa Charlotte is in Marseillan, a small, attractive port town in the Languedoc region of France, one of the few remaining unspoilt harbours in the South of France. The old town, in the heart of the village, is beautiful, with some of the houses dating from the 12th century.

The area is famous for oysters and mussels, which are harvested in the Etang de Thau, the large salt water lagoon beside which Marseillan is situated. The vineyards surrounding Marseillan produce Picpoul, a delicious dry white wine exported throughout Europe. Look out for it on wine lists in restaurants in the UK. Cafes and restaurants line the port, with many perfect spots to sit overlooking the water, sample the local shellfish and wine and watch the world go by.

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In the summer months, numerous festivals take place in the port, most famously the oyster festival and the rosé festival. Both are a must!

Marseillan is also where Noilly Prat, the number one vermouth in France, is produced, using a secret recipe. It is possible to join in a tour of Noilly Prat, where you will learn how the four different types of vermouth are made before having the chance to taste them. Produced only in Marseillan, Noilly Prat is exported worldwide. Be sure to book a tour during your stay.

The Mediterranean coast is nearby and easy to reach. A beautiful, wide sandy beach is to be found just 5km away at Marseillan Plage. Or explore further to discover the delights Cap d'Agde, Meze, Sete or Beziers. Bike hire, boat hire, canoe-ing, kayak, hydrofoil and various other water sports are available in Marseillan.

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## Photos





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