

# Petit Claude

**Region:** Languedoc

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 3

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## Overview

On the site of an old brewery, Villa Petit Claude is the perfect holiday home for families or friendship groups. Complete with a large tree-filled garden, boules court, ping pong table, Californian swimming pool and even an outdoor kitchen, this is the place for you. It is in a quiet location yet is less than 1km to the shops. The perfect place to sit back and relax without being completely secluded. This property can also sleep up to 16 people (see reference ARG101). Possibly suitable for people with reduced mobility but there are two steps to the WC on the ground floor. 5 bedrooms/3 bathrooms. Pets accepted.

## Description

You will be met on your arrival with a Welcome Pack of local products including wine, fruit and jam.

Occupying a surface of 300m<sup>2</sup>, Villa Petit Claude is an ideal holiday rental for families and groups of friends of up to 10 people thanks to its 5 bright and spacious bedrooms (3 on the ground floor, 2 on the upper floor). The size of the rooms varies from 12m<sup>2</sup> to 15m<sup>2</sup>. There are 3 bathrooms at your disposal. (Please note that this villa can also be rented for up to 16 guests with 7 bedrooms: ARG101 Villa Claude).

The two lounges offer comfort and ease, and are equipped with a large screen TV, Blu-ray DVD player, satellite reception, a library and Wifi throughout the house.

The modular dining room is integrated into the living room and leads to the newly renovated kitchen which is equipped with all of the necessary equipment for up to 16 people (dishwasher, oven, microwave, American fridge-freezer, coffee machines etc).

Linen, kitchen linen and 2 towels per person are provided. For babies, 2 high-chairs, as well as two baby beds are available. The laundry room is equipped with a washing machine, fridge, table and iron.

There is a games room with a billiards and table football, as well as games for children and balls for the 'boulodrome' (boules/pétanque court).

The closed car-park of Villa Petit Claude can accommodate up to 4 vehicles and there is also easy on-street parking just outside. There is a playground for children with two slides and a swing, a wendy house, boules pitch and clear ground for ball-games.

In front of the kitchen is a terrace of 80m<sup>2</sup> for summer meals, as well as a large table for up to 16 people. The summer kitchen has a bar, hot-plates and barbecue with a second terrace.

The 12m x 6m (approx) Californian-shaped swimming pool has an alarm, pool depth 0.50m to 1m70. There is a pool shower next to the swimming pool with hot water. Surrounding the pool are ample garden furniture and sun loungers. The pool can be fenced for security by a demountable barrier. (Please advise before arrival if you would like this to be erected). This pool is particularly toddler-friendly with a shallow end ideal for splashing and playing.

The pool and dining area are completely secluded with no overlooking thanks to the verdant oleanders, palmtrees and bamboo around the garden.

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Located in a very quiet area, the villa is only 1km to the shops and village centre.

Outside:

Large garden with garden furniture and sun loungers

Private swimming pool 12m x 6m, secure and fenced.

Terrace, courtyard

BBQ

Garage - Private parking.

Petanque playing area.

Table tennis.

Childrens outdoor games - swing.

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## Layout

Layout:

Ground Floor:

- Bedroom 1: Double 140cm four-poster
- Bedroom 2: Double 160cm with original beams
- Bedroom 3: Double 140cm four-poster + supplementary sofa bed
- Bathroom with bath, double vasque basins (NB: 1 step up to bathroom)
- Separate WC (NB: 2 steps up to WC).
- Dining room/lounge. Dining table has long table and bench seating. Sofas for at least 12 people + TV.
- Kitchen with seating for 4 people. (Kitchen completely replaced in 2024).
- Utility room with washing machine, second fridge/freezer, large sink.
- Games room: 2 x table footballs, billiards, table tennis.
- Easy sofa.
- Separate WC.

First Floor:

- Bedroom 4: Double 140cm
- Bedroom 5: Double 140cm
- Bedroom 6: Children's room. Bunk beds + 2 single beds
- Bedroom 7: Master suite. Double 140cm. Leading to en suite bathroom with bath with shower over and sink.
- Family bathroom with bath, double sink, shower, WC

Kitchen: American fridge, freezer, oven, hobs, microwave, dishwasher, washing machine, vacuum cleaner, iron.

Dining/Living:

Sofas, TV, Video Player, DVD Player, Satellite/Cable, CD player, Wifi

Central heating.

## More Info

Air conditioning in hallway to cool all communal areas.

Fans in all bedrooms.

Linen and towels provided.

2 cots and 2 highchairs available. Also a stairgate.

Swimming pool 12m x 6m with alarm. Depth of pool is from 80cm - 1.70m. Chlorine. Not heatable. Outdoor shower with hot water.

Summer kitchen with constructed barbecue, hob, sink.

Garden enclosed.

Pets accepted. Please enquire.

Possibly suitable for people with reduced mobility. Please enquire.

Parking for 4 cars.

Visited by one of our team - recommended for excellent value.

## Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Pets allowed on request
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace
- Games Room
- Spacious garden

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## Location



The property is located just inside the popular village of Argeliers, close to the Canal du Midi. A large supermarket is just 500m and there are other smaller shops in the village. It is 30kms from the beaches of Narbonne and Valras (both lovely beaches, contact us for more details or tips), and 50kms from Carcassonne (a wonderful medieval chateau, see our South of France tab in Languedoc on our website for more information). It is ideally located for visiting the wine cellars of the Minervois and Corbières, as well as discovering the historical Cathar heritage.

Villa Petit Claude is close to many tourist sites and is a haven of peace just at the entrance to the Minervois region.

The Aude is a department filled with history - its heritage can be found in the numerous sites and Cathare castles, the city of Carcassonne as well as the Canal du Midi. There are at least three UNESCO World Heritage sites within 25 miles of this property. The gastronomy of the region, such as cassoulet and the wines of Minervois and Corbières must not be missed!

The villa is close to many restaurants, wine cellars, and bicycle rentals. Only 7 kms away is Le Somail, a pretty little port on the Canal du Midi which shelters an old and idiosyncratic bookstore.

The town of Minerve, a rocky outcrop overlooking the Cesse gorges with its natural bridges, is an exceptional geological site and is recognised as one of the saddest and yet most beautiful villages in France.

- The property is 500m from the shops and the centre of the village of Argeliers and 17km from the town of Narbonne.

- 27km to the city of Beziers and 25km from the Mediterranean coast and seaside resorts.

- The region is rich in natural beauties: The Giant Chasm of Cabrespine, Aguzou and Limousis' cave.

Enjoy the wildlife:

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Birds and Wolves Park, the Australian Park, in the City of Carcassonne, the Black Mountain Llamas in the village of Castans, Picarel Doe Farm in the village of Saissac, the Sigean Safari Park.

The natural parks and gardens:

The La Bouichere Garden in the little town of Limoux, Cactuseraie d'Escaire-Figue at Montolieu, the Arboretum du Lampy at Saissac.

Local festivities:

Jazz Festival in Conilhac-Corbières.

Limoux Carnival : 3 months of carnival celebrations at the beginning of the year.

Local specialities:

- A.O.C. Wines, in Limoux, Cabardès, La Clape, Corbieres, Fitou, Malapere, Minervois. Allow yourself to be tempted by the fine wines and gastronomy of the Aude department.

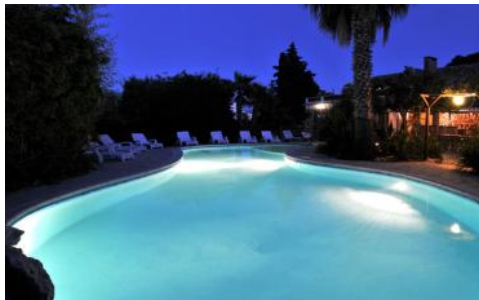


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## Photos





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