

# Pieds Dans l'Eau

**Region:** Languedoc | Neffîès

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

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## Overview

Bright, spacious apartment in old winegrower's house with private heatable pool and courtyard garden. Recently refurbished with care and attention to detail making it a home-from-home. Décor is a balance of contemporary and traditional. Sliding glass windows open directly onto the mosaic surround of the heated pool. The adventurous can jump out of the lounge straight into the pool - bliss! The less adventurous can lounge in the sun or beneath the expansive shade of the old almond tree.

Village location with just a 2 minute walk to the many village facilities – bakers, general store, bar, restaurant. Mediterranean beaches 35 minutes or freshwater bathing 10 minutes away. Secure parking. 3 bedrooms/2 bathrooms.

## Description

Gite Pieds Dans l'Eau owes its name to the fact that you can jump into the pool directly from the lounge. Surely a first! The sliding glass windows, which run the length of one side of the living area, open directly onto the mosaic surround of the heated pool - your own in-house pool bar!

Pieds Dans l'Eau is on one level with three bedrooms (one en suite) and a separate shower and WC. Recently refurbished, with a great deal of care and attention to detail make it a home-from-home. The decor is a balance of contemporary and traditional. A well-equipped modern kitchen complements the exposed stone walls, tapestries, old armoires, chaise longue and cast-iron banquette. Satellite TV provides UK freeview channels, with French and other European stations available on request. Plus there's a dvd player, cd player with iPod dock and WiFi connectivity.

Outside, the courtyard garden has a BBQ and dining area, sun loungers and two further shady seating areas. There is secure parking for two cars inside the main gates, shaded by a magnificent old almond tree.

The property is within a 2 minute walk of the many village facilities – bakers, general store, bar, restaurant. 35 minutes drive from the sandy Mediterranean beaches and fishing ports (renowned for their seafood); 10 minutes from the bustling historic town of Pezenas, and within easy reach of mountains, rivers, lakes, the Canal du Midi, sporting activities, animal and nature reserves, caves, castles, Roman cities - to name but a few of the many attractions that this beautiful, unspoilt region of the South of France has to offer.

The main entrance to the apartment is from the courtyard/pool area. A small metal gate (providing additional pool security) and the front door lead into the dining area with table and chairs, a cast-iron banquette and tapestry adorning the wall. The living area has an exposed stone wall and ample seating.

The newly installed kitchen has an oak-topped peninsular dividing it from the dining area. There is also a free-standing dresser for extra storage. Equipment includes a 5-ring range cooker, fridge-freezer, microwave, dishwasher, and through a door into an anti-room are laundry facilities with a washing machine.

The three double bedrooms are accessed from the living/dining area.

## OUTSIDE

The courtyard garden has a planted border and potted plants, with a BBQ, expanding dining table with chairs, plus ample room for sun loungers.

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## Layout

3 bedrooms + 2 bathrooms:

Bedroom 1: 160cm. En suite bathroom with triangular bath and shower over, sink, WC.

Bedroom 2: 2 x twin beds or superking-sized.

Bedroom 3: 2 x twin beds (suitable for children).

Family shower room with large walk-in shower, sink, WC.

## More Info

Visited by one of our team. Recommended.

Excellent value for money and ideal for a family holiday in South France.

Heatable pool approx. 7.3m x 4m x 2.1m (depth ranges from 1.2m to 2.1m). Chlorine. Alarmed.

Outside shower.

Barbecue.

Shady and secure parking for up to 2 cars.

Pets accepted on request.

Cot and highchair available.

Please note: access once inside the gite for people with reduced mobility is good but there are 2 steps down into the gite from the courtyard area. There are a further 2 steps from the parking place up to the courtyard.

WiFi internet, private heated pool, UK TV.

Winter lets welcome, 1 month minimum. Duvets and pillows provided but not bedding;

Please note that the friendly but discreet owners are on hand to help, if required. Your privacy is guaranteed.

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## Features

- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Heatable pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace

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## Location

The apartment is situated in Neffîès, which is an excellent base for visitors to explore this beautiful corner of France. Located on the edge of the “Parc Naturel régional du Haute-Languedoc” the surrounding vineyards produce award-winning wine, many of which can be sampled at the village Cave. Also in the village is a baker's, for your daily baguette and morning croissants, and there is a well-stocked provisions store, which has a meat and deli counter. A van visits once a week selling fresh seafood, including local oysters and mussels direct from the producers. The village also provides a post office, children's play area and tennis courts. The family-friendly bar serves French fare lunchtimes and evenings, with great views from their terrace. Alternatively, one of the best restaurants in the area is tucked behind Neffîès' Gothic church. The restaurant was praised in a Sunday Times article as being as “friendly and toothsome as you like”.

Less than 15 minutes drive away (or you could take the bus, which stops near the property) is the ancient market town of Pezenas, “one of the quiet glories of Southern France” (The Independent) with its atmospheric old quarter, artists' studios and boutiques, and a wide variety of bars and restaurants. There is also a fabulous market on Saturday, and a cinema showing English language films. A 35 minute drive will take you to the Mediterranean coastal resorts where you'll find long stretches of sandy beaches with safe, shallow waters for swimming, all kinds of water sports, and a lively buzz in the cafes and bars. Some of the many family attractions here include a Dinosaur Park (near Mèze), an African Animal reserve (Sigean), Aqualand water park (Cap D'Agde) and the Aquarium at Montpellier.

Freshwater swimming can be enjoyed at a small lake ten minutes away at Vailhan, and at Lac du Salagou in the National Park, or at the many river beaches, where you can also find canoeing and kayaking. Or, you could hire a bike and go cycling along the tow paths of the magnificent Canal du Midi.

Explore the bustling port of Sète, built on a confluence of canals, and watch the local spectacle of water jousting. Meander through the narrow cobbled streets of the regional capital, Montpellier, with its shady squares and



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exclusive boutiques. Or just simply relax by your own pool.

Nearest Airports:

Beziers 30mins

Montpellier 1 hour

Perpignan 1 hour 15mins

Carcassonne 1 hour 15mins

Nimes 1 hour 45mins

Girona 2 hours

Barcelona 3 hours



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## Photos



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