

# Medieval Town Villa

**Region:** Languedoc

**Sleeps:** 8 **Bedrooms:** 4

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## Overview

Beautiful luxurious villa with private pool and great outdoor space on the edge of a medieval town 20 minutes from Beziers with beautiful views across glorious local vineyards. 4 bedrooms / 3 bathrooms. Sleeps 8. Minimum stay 6 nights.

10-day stays accepted during peak season.

Flexible arrival and departure outside 16/07 - 27/08.

## Description

The villa provides spacious living accommodation with large entrance hall, fully fitted and equipped kitchen, living area (with UK satellite TV), double height dining area and mezzanine area with sofa bed (with separate TV/DVD player, selection of DVDs, small library and games). Large family bathroom with separate shower and bath, 4 bedrooms, 2 en suite.

The size of the internal living space is approximately 150 metres square.

There are 3 mobile fan units. Air conditioning units available for rental if desired.

The interior of the villa is all on one level, with stairs to the mezzanine. The house and dining terrace are all the same level. There are steps from the dining terrace to the pool and garden. All windows have mosquito netting. The villa has central heating with a log burning fire in the living room.

The double bedrooms have ceiling fans.

Travel cot and highchair are stored in the garage.

It takes between 6 and 10 minutes to walk into the village, depending on how quickly you walk. In the centre of the village there is a cafe/bar that out of season serves a set lunch and is open as a cafe/bar in the evening. There is also a take away pizzeria which is great if you don't want to go out or cook.

## OUTSIDE

Villa is entered through electric gates that are remote controlled and has plenty of parking space.

The front garden is south facing with shaded dining terrace overlooking lawned area next to an alarmed pool with Mediterranean plants and mature trees.

There is also a private roof terrace off the mezzanine.

Private, alarmed swimming pool (8m x 4m) with cover and large tiled sun terrace surround.

External shaded dining area with large table and chairs and barbecue.

Lawned garden with herbs and mature Mediterranean shrubs and trees.

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Garden front and back and small secluded west facing roof terrace accessible from the mezzanine.

The size of the plot is 1,233 metres square.

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## Layout

Bedroom 1 with double bed and garden views - en suite bathroom.

Bedroom 2 with double bed - en suite bathroom.

Bedroom 3 with twin beds.

Bedroom 4 with bunk beds and pull out mattress.

Bathrooms 1 & 2 - En-suite shower rooms to both double bedrooms.

Bathroom 3 - Large family bathroom with toilet, separate bath and shower.

Kitchen:

Fridge/freezer, dishwasher, oven, hob, microwave, toaster and coffee machine.

Washing machine - garage

Living area with 2 sofas and stool, UK satellite TV and DVD.

Dining area with extending oak table with bench and chairs.

3 mobile fan units. Air conditioning units available for rental if desired.

Other:

Mezzanine area above kitchen with double sofa bed, TV for watching DVDs only, DVDs for adults and children, games and small library. Internet access. Door to west-facing roof terrace with chairs and small table.

## More Info

Visited by one of our team. Recommended.

Linen, towels and end of stay cleaning included in price.

Cot and highchair provided.

Wifi internet and UK satellite television provided.

3 mobile fan units. Air conditioning units for rental if desired.

Sorry, no pets.

Clean towels and linen provided at the start of stay. If staying for two weeks clean towels and linen can be provided on request and payable for locally. Pool towels are provided.

## Features

- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Private pool
- Private parking
- Golf nearby
- Barbecue
- Terrace
- No pets allowed

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## Location

The villa is on the edge of the village of St Geniès-de-Fontédit. The centre (village square) is about a five minute stroll from the villa, with a mini market which stocks everything you need, baker (fantastic bread and cakes most made on the premises) and a tabac. The vine yard we go to for our local wine is under 10 minutes walk from the villa but there are others all around the village.

The main supermarket (Intermarche) is a five minute drive from the villa.

The centre of the village is one of the many medieval circulardes in the area.

Golf is available at Lamalou Les Bains (25 mins) and Beziers (30 mins).

Less than a 5 mins drive is a wonderful restaurant and wine shop at Chateau Grézan, owned by the famous Lanson family.

Beziers and its fiesta of flamenco and bullfighting in August and the Canal du Midi is 25 minutes away.

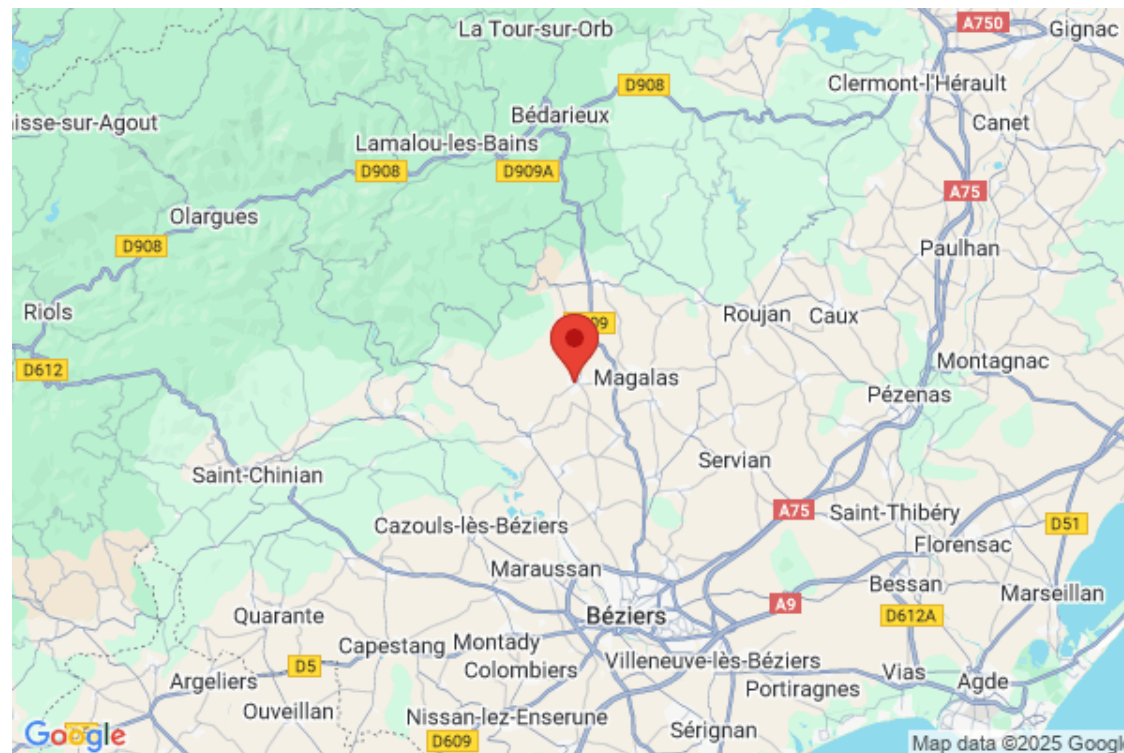
The historic town of Carcassonne is an hour away.

The ancient town of Pezenas with antique shops and large number of restaurants is 25 minutes away.

Walking, lakes and river swimming are all available in the National Park 20 mins north.

Set midway between historic cities of Montpellier and Carcassonne, the villa can be found at St Genies de Fontedit. The village of St Genies is a major wine-producer with its own wine co-operative and local outlets. During the summer there are summer fetes. There are local markets in nearby villages/towns all days of the week.

Beziers is the nearest airport (25 mins) served by Ryanair from Bristol and Luton (not all year). Montpellier and Carassonne both an hour away,



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Perpignan and Nimes just over an hour away. If driving; 10 hours drive from Calais, 8.5/9 hours from Le Harve or Caen. Use of a car is essential.

There is a large number of beaches within 25/40 minutes drive, ranging from small to Cape d'Agde with a water park and water sports. River swimming and canoeing along the rivers, Roquebrun being one of the most popular villages for this. Lake Salagou north of the villa in the National Park has an artificial beach and sailing facilities which is cooler than the beach on hot summer days.

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## Photos



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