

Villa Palmier

Region: Languedoc

Sleeps: 10 **Bedrooms:** 5



Overview

Spacious, child-friendly villa with large pool house and private swimming pool close to village centre with all amenities and short drive to miles of golden sandy beaches. Garden and plenty of private parking. Quiet location. Fully air conditioned. 5 bedrooms / 4 bathrooms. Small dogs welcome.

Description

Lovely, large house, well fitted and furnished yet very child-friendly. This property has everything you could possibly want on your holiday - private pool, garden space for the children to play, large games room with table tennis and table football as well as exercise equipment for the adults.

Villa Palmier is very private and located in a quiet area with no road noise. The villa is surrounded by walls and trees and is almost entirely unoverlooked by neighbouring properties.

Terrace with BBQ, a large conservatory and only a few minutes walk to the village bakery, shops and restaurants. Internet, UK satellite and aircon complete the package - perfection!

Kitchen - Large luxury kitchen with granite worksurfaces and with large gas hob, 2 ovens, dishwasher, washing machine, tumble dryer, fridge/freezer, microwave, kettle and coffee maker. Also large breakfast area with table (seats 10) and conservatory overlooking pool.

Living Rooms - Living/dining room with 3 sofas and wide screen TV (UK Sky) and DVD player. Dining table seats 10. French doors opening to pool area. Plenty of toys and space for children to play.

Air conditioned breakfast area with large table and seating for six. Conservatory with conservatory furniture and kids' table. Sliding doors open onto pool area and also onto a small courtyard with drying area.

Stairgate at top of stairs. All bedrooms on first floor.

There are 5 large bedrooms; all are air conditioned, 2 have en-suite facilities and all have balconies. Bedroom 1 (Languedoc) Spacious bedroom with king size sleigh bed (180cm). En suite shower room with WC and 2 basins. There is also a child's single bed in this room and plenty of space for a cot. Double doors lead onto the balcony. Wardrobe. Aircon.

Bedroom 2 (Champagne) with 140cm double bed and new en-suite shower room with WC and basin. Door to balcony. Wardrobe. Aircon.

Bedroom 3 (Loire) with double sleigh bed 160cm, wardrobe, doors to balcony and air con.

Bedroom 4 (Auvergne) with 2 large single beds, 1 x standard 90cm single bed wardrobe and doors to balcony. Air con.

Bedroom 5 (Provence) with 2 children's beds, wardrobe, air con and doors to balcony. Air conditioned. All bedrooms have access to balconies.

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There are 4 bathrooms in total, 2 of them ensuite.

Bathroom 1 - En-suite to Bedroom 1 with large shower, twin wash basins and WC.

Bathroom 2 - Large En-suite to Bedroom 2 with shower, basin and WC.

Bathroom 3 - Family bathroom with bath /shower over and basin (first floor).

Bathroom 4 - Shower room with WC in pool house

Separate WC (first floor).

Downstairs WC.

Wireless broadband internet access. UK Sky TV.

100m² pool house with second kitchen with fridge and sink, shower room and WC and games area with table tennis, table football, snooker, running machine and stepper.

Plenty of space both inside and outside. Ideal for 2 families to share or for a large family group. Full heating available during cooler months so can be used all year round. In a beautiful area with plenty to see and do. Two storey house, all bedrooms are upstairs.

The house interior is around 200m², the pool house is an additional 100m² and the total plot is around 1200 sqm.

OUTSIDE

Large swimming pool measures 10m x 5m and depth varies from 1m to 3m. Pool has been fitted with a solar powered weight-bearing cover to make it safer for children.

Built-in outdoor barbecue

Undercover outdoor eating area with large table (seats 10).

Sun loungers.

Garden with lawned area and shrubs - plumbago, palms etc.

Toys for small children.

Front courtyard providing secure parking for several vehicles. Property is secured with new electric vehicle gates and is almost completely walled. Garage is mainly given over to storage.

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Bikes available for hire.

Huge pool house with games area and summer kitchen.

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Layout

Bedroom 1 - super king size 'sleigh' bed

Bedroom 2 - double bed

Bedroom 3 - double bed

Bedroom 4 - 3 single beds.

Bedroom 5 - 2 single beds.

Bathroom 1 - En-suite to bedroom 1, large shower, twin wash basins and WC.

Bathroom 2 - En-suite to bedroom 2, shower, basin and WC.

Bathroom 3 - Bath /shower and basin.

Separate WC.

Downstairs WC.

Bathroom 4 - Shower room with WC in pool house.

Kitchen - large gas hob, 2 ovens, dishwasher, washing machine, tumble dryer, fridge/freezer, microwave, kettle and coffee maker.

Breakfast area with table (seats 10) and conservatory overlooking pool.

Living Rooms - Living/dining room with 3 sofas and wide screen TV (UK Sky) and DVD player. Dining table seats 10.

More Info

2 week bookings only preferred during July and August.

Air-conditioning, wireless broadband internet access, private pool, 20 minute drive from beaches.

Pets - small, well-behaved adults dogs allowed, but please not upstairs.

Changeover day is a Saturday. Arrival time is after 4pm and departure is before 10am. This is to allow for a full clean between lets. Changeover day may be flexible out of high season.

Towels and bed linen are included in the rental price. Property is thoroughly cleaned between each let. Extra cleaning available at an additional charge.

Child friendly villa with 3 cots, 2 highchairs, booster seat, stair-gates, baby monitor, toys, children's crockery and selection of toys.

Features

- Aircon
- Internet
- Satellite TV
- Table tennis
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Watersports nearby
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace
- Games Room
- i-Rent

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Location

Lespignan is an authentic French village centred - like so many other Laanguedocian villages - around the growing and production of wine. Villa Palmier is on the edge of the village; a short stroll to the centre for your breakfast croissants. There is a small market on Wednesday and Friday mornings and the local Spar shop is open on a Sunday morning.

Villa Palmier is an easy 7 minute walk to the centre of the village which has all amenities including 2 boulangeries, 3 small supermarkets, pharmacy, butchers, tabac and pizza takeaway restaurants.

Beziers is 15 minutes away and has several large hypermarkets. It is an interesting city to visit with a large cathedral and a hilltop location. Canal du Midi is very close by. Narbonne is about 20 minutes drive and the must-see fortified medieval city of Carcassonne is 1 hour away.

There are three general stores in the village but for more choice the hypermarkets in Beziers (Auchan, Geant and Le Clerc) are a short drive away & there is a Casino supermarket at Colombier.

The Hyper-U hypermarket between Serignan and Valras Plage is also open on a Sunday during the Summer. There are two pizzerias in the village plus a gourmet restaurant - Hostellerie du Chateau.

More restaurants are available in the neighbouring villages. There is a good choice of restaurants in Beziers.

Nearest airport is Bezier-Agde which is approx. 20 minutes from the villa. Carcassonne, Montpellier and Perpignan airports are all about 1 hour away, Nimes is 1½ hours and Barcelona-Girona 2 hours drive. Driving time from Calais is approx. 10 hours on autoroutes (some chargeable). Car is recommended.

Villa is close to several beautiful sandy beaches. Approximately 20 minutes drive to Vendres Plage and Valras Plage. Vendres Plage is the nearest beach and has a large car park behind the sand dunes from which it's a short walk



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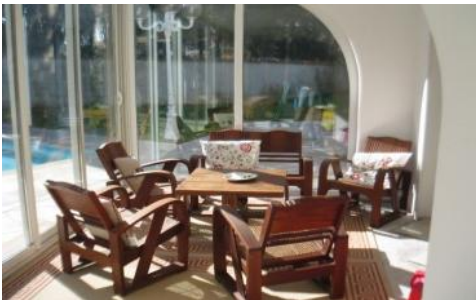
to the wide beach. Valras Plage is a large seaside resort with a long wide sandy beach and the sea shelves gently so is ideal for children. Wooden play equipment on the beach and plenty of cafes and restaurants.

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Photos



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