

Villa Louisiane

Region: Languedoc

Sleeps: 8 **Bedrooms:** 4



Overview

Lovely spacious modern villa with private fenced-in pool, just a short walk from the sandy beach of Valras-Plage. Internet, UK satellite. 4 bedrooms / 2 bathrooms. Sleeps 8.

Description

Lovely modern villa (120m²) with 4 bedrooms, two shower rooms, 3 WC's and brand new 6.5m x 4m private swimming pool. Sleeps 8.

Located in the popular Mediterranean town of Valras Plage, the superb child-friendly beaches are only a short walk from the front door with sailing, windsurfing, paragliding, jet skiing, beach volley-ball, children's club, organised beach sports.

Villa sleeps 8 in comfort (2 double, 2 twin rooms), 2 shower rooms, 3 WCs.

Swimming pool compliant with child safety regulations.

Outdoor shaded terrace with BBQ at front for dining, and terrace at back to enjoy the evening sun. Small sunbathing terrace overlooking pool.

The villa is WiFi-enabled and both Sky TV and French satellite channels are provided. Central heating is available.

Kitchen - fridge, freezer, microwave, washing machine, oven, dishwasher, grill, hob, 4 ring stove. Separate Utility room.

Dining room - highchair, seating for 8 people

BATHROOMS:

Bathroom 1 - Separate WC

Bathroom 2 - Toilet, Shower Enclosure

Bathroom 3 - Toilet, shower

BEDROOMS:

Bedroom 1 - 1 Large Double Bed

Bedroom 2 - 1 Large Double Bed

Bedroom 3 - 2 Single Bed, 1 Cot

Bedroom 4 - 1 Cot, 2 Single Bed

Living Room - wall-mounted TV, stereo system, radio, satellite, DVD, video player, CD player, docking station for iPhone.

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Designated 'Playroom' for kids and teenagers with TV, video and Playstation games. TV with UK channels and SKY box.

Utility room with fridge freezer, washer and drier. Iron etc.

Comfortable accommodation, very well-equipped with all modern conveniences including dishwasher, ceiling fans and shutters.

Safe.

OUTSIDE

Brand-new 6.5m x 4m x 1.5m private swimming pool compliant with child safety regulations. The law-compliant fence is excellent so youngsters can be kept away from the water.

At the front, outdoor terrace under shading roof with BBQ for dining by the pool. Table with 8 chairs. Sink and running water. Small fridge for storing drinks and barbecue food.

At the back, another garden area planted with herbs and young citrus trees, very good for evenings and relaxing.

Sunbathing terrace overlooking pool.

Toilet and shower leading from terrace for before and after bathing.

Garden chairs

Deck chairs

Parasols

Private parking for one car within the garden plus another designated space just outside in this private cul-de-sac.

Garden / terrace fully enclosed.

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Layout

Front door opens onto terrace and pool area.

Wifi, Sky TV, European TV, electric heaters in all rooms.

Kitchen - fridge, freezer, microwave, washing machine, oven, dish washer, grill, 4-ring stove.

Dining room - highchair, seating for 8 people

Bathroom 1 - Separate WC and washbasin

Bathroom 2 - Toilet, shower enclosure and washbasin

Bathroom 3 - Outdoor toilet and shower

4 Bedrooms

Bedroom 1 - 1 Double Bed, wardrobe, chest-of-drawers, ceiling fan and upright fan.

Bedroom 2 - 1 Double Bed, wardrobe, chest-of-drawers, ceiling fan and upright fan.

Bedroom 3 - 2 Single Beds, 1 travel cot, wardrobe, chest-of-drawers, ceiling fan and upright fan.

Bedroom 4 - 2 Single beds, 1 travel cot, wardrobe, chest-of-drawers, ceiling fan and upright fan.

Living Room - French doors to garden. 2 x 3-seater sofas. Wall-mounted TV, stereo system, radio, satellite or cable, DVD, video player, CD player, docking station for iPhone.

Playroom - TV, video and 'Playstation' games. TV with UK channels and 'SKY' box. French doors to garden.

Utility room with fridge freezer, washer and drier. Iron etc.

Outdoor dining area beside the pool for 8.

Outdoor dining area to rear for 8 people.

More Info

WiFi, Satellite TV.

An excellent venue for families as the pool is very close to the house and well-fenced.

Families and children welcome. 2 cots and a high chair available

Sorry, no pets.

There are 2 big steps to get into the villa and the internal corridor is not wide enough for wheelchairs, but otherwise everything is on the flat.

Features

- Internet
- Satellite TV
- Easy walk to beach (<15 mins)
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Secure fenced pool
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Terrace
- No pets allowed

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Location

The villa is located in the Mediterranean village of Valras-Plage, with the beautiful beaches less than 10 minutes' walk from the front door on flat terrain, through the shopping streets.

Valras-Plage is on the Mediterranean coast west of Montpellier and south of Beziers.

Gruissan is nearby and is a great place for professional windsurfers. There are more glorious beaches on the famous Cote Vermeille near the Spanish border at Collioure and Argelès.

Spain is not far away and Barcelona is about a 3 hour drive from Valras-Plage.

There are excellent walking opportunities in the spectacular Pyrenees.

The town of Beziers is just 15 minutes from the villa. Good shopping and excellent choice of restaurants, bars, cultural events and hypermarkets. Valras has a market every Friday morning.

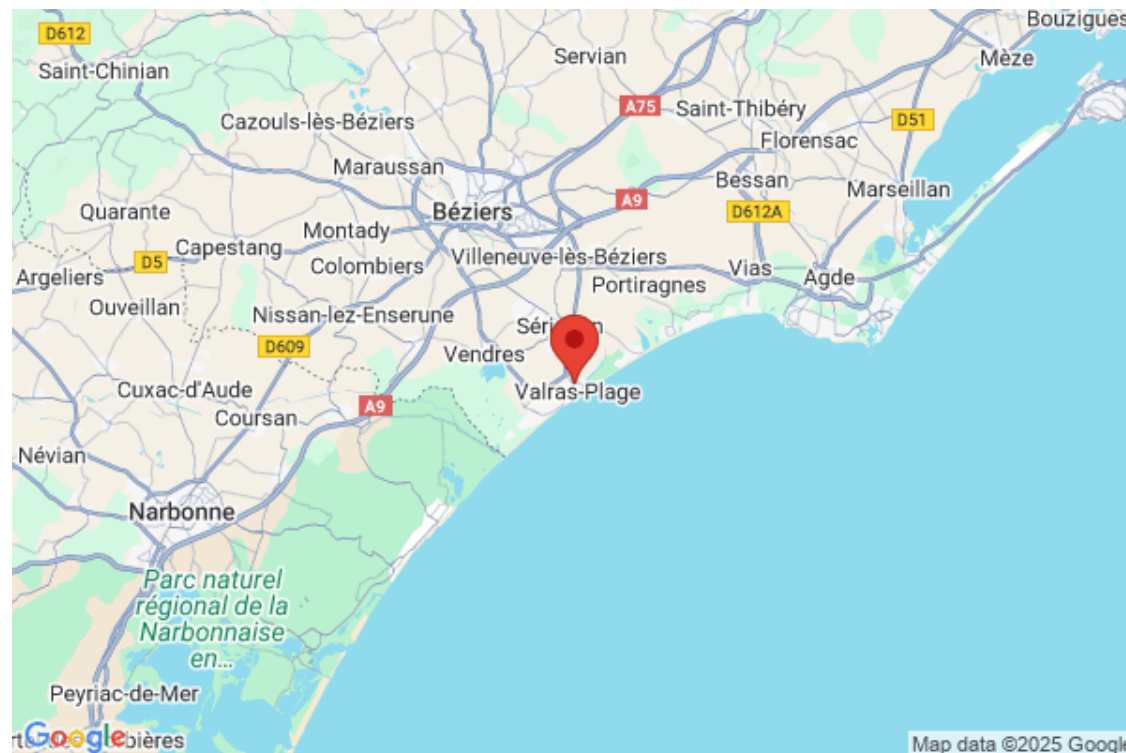
Fishing, swimming, water skiing, cycling, golf, horse riding, surfing, sailing, wind-surfing

All a 10 minute walk - sailing, windsurfing, paragliding, jet ski, beach volleyball, children's club, organised beach sports.

The village has all amenities including bakeries, grocery stores, newsagents, banks with (UK card) cash machines, restaurants, waterfront cafés and bars, daily seafood stands. Supermarket 2 minutes drive.

At Cap d'Agde (20 mins), giant 'Aqualand' waterpark (for children and adults.).

In Valras itself, there are plenty of cafés and restaurants, a yachting marina, golf, bicycle hire, go-karting, watersports, discos / nightclubs, boat trips, casino.



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Nearest Airport is Beziers - 15km- 20 minutes drive

Nearest Train station is Beziers - 15km

Nearest Beach is 500 metres

A car is recommended.

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Photos

