

# Villeroy Villa

**Region:** Languedoc | Sete

**Sleeps:** 6 **Bedrooms:** 3 **Bathrooms:** 1



## Overview

Luxury new villa 250m from beaches and with heated pool. Easy walking distance to all amenities. 3 bedrooms / 1 bathroom. Sleeps 6.

Flexible changeover days in June

## Description

This property is a modern 3 bedroom villa, 2 storey (semi-detached) located 250m from the beach close to shops and restaurants and 20 minute walk from town of Sete, 5 minutes by car/bus. The floor area is 105 m<sup>2</sup>.

3 Bedrooms, Sleeps 6

Bedroom 1 - King-size bed, fitted wardrobes.

Bedroom 2 - King-size bed, fitted wardrobes.

Bedroom 3 - 2 single beds, Cot can be provided

Bathrooms - main bathroom with bath and shower, 2 separate WCs,

Living Room - Large open plan with high ceilings. 2 couches; one which can be used as a large double bed. comfy seating for 8 people. Widescreen TV , DVD, CD player.

Kitchen - hob, grill, 4 ring stove, refrigerator, oven, , cooking utensils, toaster, iron & board, dish washer, microwave, washing machine, blender.

Dining Room - seating for 6 people.

Air Condition

Bed linen is provided at the villa.

## OUTSIDE

Large pool 15m x 8m, perfect for cooling off in those hot summer months Note open mid June to mid September.

The property is within a security-gated complex of 18 private units and has private parking.

Outside is a front and back railed-in garden with terraces .

Outside table and 6 chairs with large parasol, 2 sunbeds, deckchairs, bbq.

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Note: Pool open from June, July , August, and September.

Features: outdoor grill charcoal, patio stone/concrete, terrace, walkway to water, garden, barbecue, parking, garage, gated community, parking off street, 6 garden chairs, 2 beach chairs.

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## Layout

Bedroom 1 - King-size bed, fitted wardrobes.

Bedroom 2 - King-size bed, fitted wardrobes.

Bedroom 3 - 2 single beds, Cot can be provided

Bathrooms - main bathroom with bath and shower, 2 separate WCs,

Living Room - Double sofa bed, comfy seating for 8 people.  
WidescreenTV, DVD, CD player.

Kitchen - hob, grill, 4 ring stove, refrigerator, oven, ice maker, cooking utensils, toaster, iron & board, dish washer, microwave, washing machine, blender.

Dining Room - seating for 6 people.

Air Conditioning

Bed linen is provided at the villa.

## More Info

Long-term renters welcome.

Children welcome.

Suitable for elderly or infirm (but no walk-in shower available).

No smoking inside the villa.

Pets not allowed.

Arrival time after 3.30pm. Departure time before 10.30am.

## Features

- Internet
- Satellite TV
- Easy walk to beach (<15 mins)
- Easy walk to shops (<15 mins)
- Suitable for reduced mobility
- Pets allowed on request
- Shared pool
- Private parking
- Watersports nearby
- Secure parking
- Family friendly
- Terrace

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## Location

Location: Sète, Hérault, Languedoc-Roussillon, France

The Villa is located 250m / 5 minutes walking from the beautiful Mediterranean Beaches of Sete that stretch for 10Km. 250 metres from beach, easy walking distance to all amenities, heated pool.

Close to shops and restaurants and 20 minute walk from town of Sete, 5 minutes by car/bus.

Local Amenities: ATM/bank, hospital, fitness centre, groceries, massage therapist, medical services.

Attractions: playground, marina, theme parks, winery tours, zoo, museums, restaurants, churches, cinemas, library, recreation centre water parks.

Activities: paddle boating, sight seeing, scenic drives, walking, outlet shopping, cycling, golf, roller blading, hiking, snorkelling, fishing, jet skiing, swimming, water skiing, paragliding, tennis, scuba diving, surfing, sound/bay fishing, surf fishing, deep sea fishing, pier fishing, sailing, wind-surfing.

Nearest Airport : Montpellier at 20 Kilometres

Nearest Ferry : Sete at 2 Kilometres

Nearest Train : Sete at 3 Kilometres

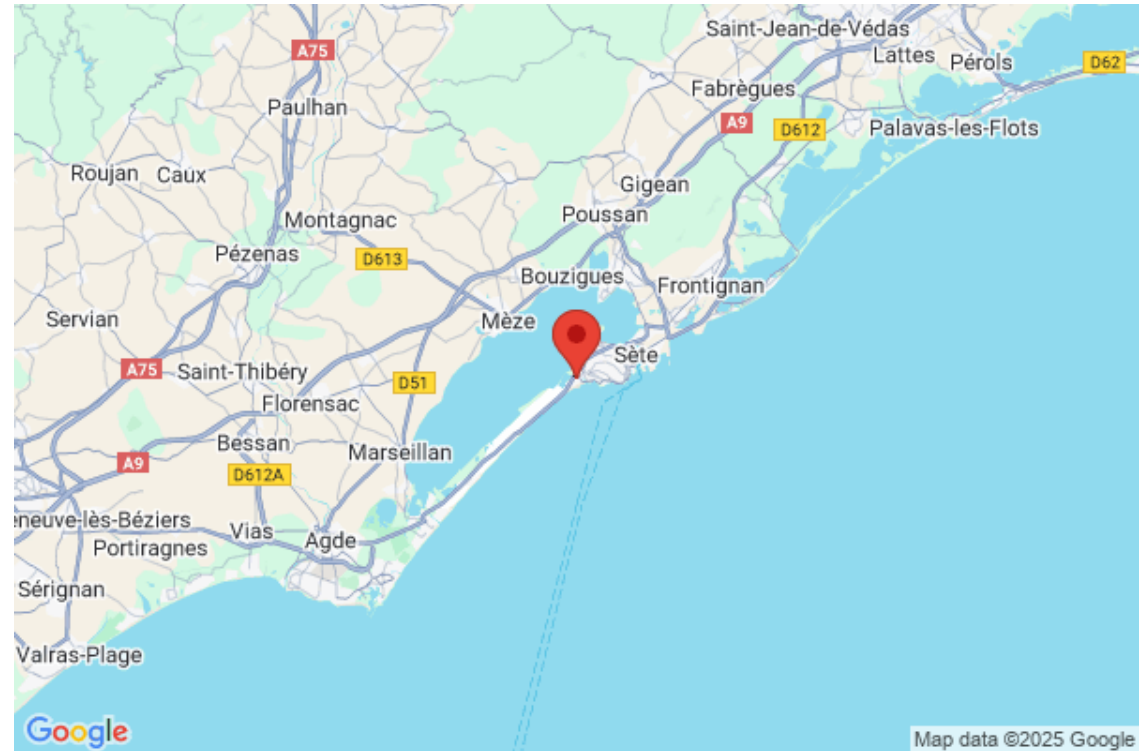
Nearest Motorway : A9 Exit 35 at 6 Kilometres

Car: not necessary.

Sete itself is a beautiful town famous for its fresh seafood restaurants, marina and fishing port.

Golf - there are at least 6 stunning Golf Courses within a 12-25mls. from Sete many that include spa and other leisure facilities.

Special Interest Holidays



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Should you have any special requirements during your stay please let us know in advance and we will do what we can to assist in any way we can.

The following is a short list of many possibilities.

Sete Summer Jazz Festival in the fabulous open air amphitheatre "Theatre of the Sea" featuring Jamie Cullum and Bill Wyman (July 2013) located 10min walk from the villa overlooking the Mediterranean.

Gourmet tours of Sète and visits to local vineyards, leisure, culture and tradition tours can be arranged.

European club rugby locally.

Horse riding in the Petite Camargue.

Walking tours of Montpellier, Sete and other cities and towns in the region.

Sailing schools.

cycling / mountain biking

swimming

wind-surfing

sailing

diving

tennis

surfing

golf

roller blading

jet skiing

rafting

equestrian events

pier fishing

snorkelling

bay / surf / freshwater and deep sea fishing

paddle boating

hiking

water skiing

paragliding

scuba diving

Local attractions include a playground, marina, theme parks, winery tours, zoo, museums, restaurants, churches, cinemas, library, recreation centre

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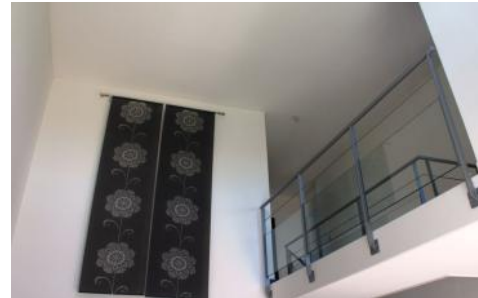
water parks.

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## Photos





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