

# Maison 42

**Region:** Languedoc | Marseillan

**Sleeps:** 13 **Bedrooms:** 7 **Bathrooms:** 5



## Overview

Luxury villa with heated private pool and beautiful garden. Air-conditioning, satellite TV, Nintendo Wii, wireless internet, trampoline and summer kitchen. Near beaches and walking distance to the village of Marseillan. 7 bedrooms / 5 bathrooms. Sleeps 13.

## Description

The facilities at this villa are fantastic with swimming, bbq, trampoline, lovely internal and external living space. When you do go out into Marseillan, there are so many great restaurants to visit and the views around the port are lovely. The close proximity to the beaches is wonderful and Agde, Pezanas, Cap D'Agde are all within a 20 minute drive. Carcassone and Montpellier are also close for day trips.

Maison 42 is situated in the charming harbourside village of Marseillan, not Marseillan Plage. The amazing Etang de Thau, famous for its oyster and mussel beds, is 200m down the road and the villa is just 3kms from beautiful sandy Mediterranean beaches. This stunning air-conditioned villa is less than 1km from the old port, has its own swimming pool, beautiful garden and comfortably sleeps 13.

Maison 42 provides luxury, stylish holiday accommodation, located a short stroll from the village centre.

**Bedrooms:**

Lower ground floor:

Bedroom 1 with double bed and en-suite

Bedroom 2 with double bed, bedroom 3 with single.

Upper ground floor:

Bedrooms 4 and 5 with double bed

Bedroom 6 with double bed and en-suite.

First floor:

Bedroom 7 with twin beds.

**Bathrooms:**

En-suite in bedroom 1 with WC, sink and shower.

ensuite in bedroom 6 with WC, sink and shower.

WC.

Shower room.

Family bathroom with WC, bath, shower, sink.

**Kitchen:** Fully fitted kitchen with large fridge/freezer, dishwasher, additional fridge, fan oven, ceramic hob and microwave.

**Utility Room:** Downstairs utility area with washing machine, tumble dryer and dishwasher.

**Living Rooms:** Lounge with three sofas with coffee tables. TV with cable and SKY TV, DVD, Wii, free Wi-Fi,

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stereo and open fireplace. Dining room with large dining table and 8 chairs (additional dining chairs available in outside furniture).

Facilities: telephone, central heating, room fans, cot, high chair.

## **OUTSIDE**

Private heated pool of 10m x 6m.

Landscaped private large front garden with lawn and pretty borders overlooked by large terrace area with table and chairs.

Large trampoline.

Large decked area at the rear with sun loungers by the pool.

2 dining tables with 16 chairs, outside lounge area with sofas and coffee tables.

Fabulous external covered kitchen with BBQ, hob, fridge, small oven and sink.

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## Layout

Bedrooms:

Bedroom 1 - double bed and en-suite

Bedroom 2 - double bed

Bedroom 3 - single bed

Bedroom 4 - double bed

Bedroom 5 - double bed

Bedroom 6 - double bed and en-suite

Bedroom 7 - twin beds

First floor: Double bedroom with ensuite. This bedroom has a further single bedroom off it. People often use this if they have a small child with them.

Ground Floor: Double room with ensuite and two double rooms that share the family bathroom.

Lower Ground Floor: Double with ensuite. Also a separate double room and a further single room that share the shower and W.C. on this floor.

Bathrooms:

1 En-suite in bedroom 1 with WC, sink and shower.

2 En-suite in bedroom 6 with WC, sink and shower.

3 WC.

4 Shower room.

5 Family bathroom with WC, bath, shower, sink.

Kitchen: Fully fitted kitchen with large fridge/freezer, dishwasher, additional fridge, fan oven, ceramic hob and microwave.

Utility Room: washing machine, tumble dryer and dishwasher.

Living Rooms: three sofas with coffee tables. TV with cable and SKY TV, DVD, Wii, free Wi-Fi, stereo and open fireplace.

## More Info

The living rooms are arranged mainly over 2 floors with stair connections.

There are steps from the drive to the front door.

The accommodation would not be suitable for wheelchair users.

Private heatable pool of 10m x 6m. Pool is 1.4m depth throughout.

Pets accepted with extra £300 security deposit.

Visited by our team, highly recommended

## Features

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

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Dining room: large dining table and 8 chairs (additional dining chairs available in outside furniture).

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## Location



Stroll to the village and port for its famous seafood, Noilly Prat and diverse local wines; visit the international marinas and golf courses of nearby Cap d'Agde or explore the historic Canal du Midi. Spend your holiday visiting local vineyards and picturesque French villages, including Pezenas, Agde and Sete. For beach lovers, there are beaches to suit every taste, from family-friendly, chic beachside resorts to expanses of deserted golden sands.

There is an abundance of local vineyards and picturesque French villages, including Pezenas, Agde and Sete, all within a short drive away.

The owners live and work in London but spend their holidays in Marseillan and love relaxing with family and friends at Maison Mima or at the numerous, beautiful local beaches, or at the many restaurants around Marseillan port. When they first went on holiday here, they fell in love with the charm of Marseillan town, the fantastic beaches and the surrounding countryside. There are plenty of lovely restaurants to choose but also a great choice of local shops to buy delicious food from to BBQ and cook at home. There was a recent article that described Marseillan as "St Tropez before Bardot" and that does sum up the charm, warmth and style of this lovely village.

### Coast/Beach

Maison 42 is just 3km from the beautiful sandy Mediterranean beaches of the Languedoc region. Within a short drive, there are beaches to suit every taste, from family-friendly, chic beachside resorts to expanses of deserted golden sands.

### Golf

There are several golf courses located in nearby Cap d'Agde.

### Travel

Beziers airport is just 10km from Marseillan. Ryanair fly directly from Luton or Bristol. Montpellier airport is 45 mins drive away and is served by a multitude of airlines, including Air France and EasyJet from London airports and Ryanair from Leeds. Carcassone is 1 hour away by car and is served by direct flights

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from London, Liverpool and Glasgow. Nimes, Nice, Toulouse are all manageable, provided you rent a car. By Rail there is a fast TGV connection to Agde, 4.5 hours from Lille or Paris.

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## Photos



Maison 42 has a large private swimming pool. There are multiple sunloungers and the pool is heated! Luxury villa.



Maison 42's dining room. There's a large dining table with eight chairs. Additional dining chairs are available.



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An outside view of the wonderful villa. Maison 42 has a large drive. The accommodation has been decorated and renovated during 2011. This villa is definitely a great holiday location!



Maison 42 has a large terrace area with table and chairs. There's shade too or you could go for a swim in the wonderful pool!