

# Le Pommier

**Region:** Languedoc | Poilhes

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 4



## Overview

Truly outstanding luxury villa with private pool with alarm and extensive, lush gardens. Le Pommier comfortably accommodates up to 12 people in 6 bedrooms and 4 bathrooms, 2 kitchens and 2 living/dining rooms with Smart TV. Air conditioned throughout. Nearest beaches 25 minutes drive. Pet-friendly. FLEXIBLE START DATES, 7 nights minimum.

## Description

This exceptional 251m<sup>2</sup> single story villa is located in Poilhes, one of the most picturesque villages of the area located on the Canal du Midi halfway between Narbonne and Beziers.

The property has been meticulously renovated and extended to an exceptional level and only top quality materials and fittings have been used. Original artworks adorn the walls and the furnishings are contemporary and tasteful.

The new extension of the villa offers a vast open-plan living room/kitchen/dining room of 74m<sup>2</sup> with Gaggenau fitted appliances including a steam oven and a condensing oven, state-of-the-art Bose music system, stylish inset wall fireplace and geothermal underfloor heating system and air conditioning.

Within the original side of the property you will find a second lounge/diner L-shaped with exposed beams, superb open fireplace, a fully-fitted second kitchen and study/6th bedroom with sofa bed and attached workshop storage room.

Full air conditioning and part of the villa benefits from underfloor heating.

## OUTSIDE

The grounds are entirely private and cover some 3000m<sup>2</sup> with the front furthest point reaching down to the water's edge of the famous Canal du Midi.

The delightful gardens are mainly laid as lawn with many mature pine and fruit trees, palm trees and hedgerows lining the borders. The lawn is green even in high summer - a very unusual feature under the sunny Mediterranean skies.

A superb mosaic tiled swimming pool 4m x 8m takes center stage, just a few steps away from the two covered terraces, just in front of the villa.

The summer kitchen is situated beside the pretty apple tree from whence the villa is named. Here you will find a pizza oven and gas hob.

There is a separate comfy seating area under a constructed pergola. You will also find a hammock for whiling away those hot afternoons.

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## Layout

Fully air-conditioned  
Goeothermal underfloor heating/cooling system  
6 Bedrooms - 4 x kingsize beds, 1 bunk-bed + pullout trundle bed below, 1 sofa bed  
Bedroom 1: Kingsized bed. En suite bathroom lined in Travertine marble with walk-in shower, sink, WC  
Bedroom 2: Kingsized bed. View to garden.  
Bedroom 3: Bunk beds + trundle bed beneath. Could sleep 3 children.  
Bedroom 4: King sized. Master bedroom with en suite bathroom. Opens onto terrace. Large walk-in shower, sink, WC  
Bedroom 5: Kingsized. En suite bathroom with stunning freestanding oval bath and shower fittings. Separate shower, sink, WC.  
Bedroom 6: High quality sofa bed. Doors to pool area.

2 Kitchens  
2 Lounges  
2 Dining Areas  
Swimming Pool  
Private Garden with lawn  
Covered Terrace

## More Info

Location: Poilhes  
Pets accepted. Please note that the garden is not fully enclosed and pets could access the canal.  
Children welcome - cot and highchair available  
Visited by our team - highly recommended. We are also the property managers for this house and on hand during your stay if there are any problems.

Easy walking distance to shops - local village shop selling most goods and nearest supermarket 5 minutes drive towards Capestang

Upper part of house is wheelchair-friendly and all self contained but there are 4 steps to descend into the other, newer section of the house.

Plot size: 3,000 m<sup>2</sup> (32,292 ft<sup>2</sup>)  
Living area: 251 m<sup>2</sup> (2,702 ft<sup>2</sup>)  
Terrace: 36 m<sup>2</sup> (388 ft<sup>2</sup>)

## Features

- Featured
- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Pets allowed on request
- Private pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Fireplace
- Spacious garden

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## Location

This traditional and spacious villa is located just a couple of minutes from the centre of one of the Languedoc's most beautiful villages, Poilhes, and the Canal du Midi which runs through the village.

Poilhes has a couple of shops and restaurants (don't miss Les Platanes which was featured on Rick Stein's BBC2 series) and there is a much larger selection in the neighbouring village of Capestang, and the city of Béziers is only 10 minutes away.

There is a new wine bar opened in Poilhes which is causing a lot of interest locally - its called Vinauberge and you can see details on [www.vinauberge.com](http://www.vinauberge.com). There is a Tapas Bar and wine tastings, a great place for a lazy afternoon by the banks of the Canal du Midi!

If you are feeling energetic, there is a free municipal tennis court just a couple of minutes walk away from the house.

This is the ideal location to provide a relaxing holiday base, whilst being within easy reach of local attractions and activities. The Mediterranean coast is 15/20 minutes drive, Montpellier, the thriving capital of the Languedoc with its international airport is 45 minutes away by car.

One of the most diverse regions of France, the Languedoc offers mountains, lakes, rivers and beautiful stretches of coastline; major towns and fairytale citadels. Languedoc is one of the most prolific wine-producing areas of France and a happy afternoon can be spent touring the many vineyards and tasting the local produce.

Budget airlines fly regularly to Montpellier, Perpignan, Nimes, Carcassonne and Girona. Spain, Andorra and the Pyrenees are within easy reach. By rail, the TGV operates from Lille to Béziers or Agde. Eurostar has a non-stop service from Waterloo to Avignon (July to September).

- Superb, child friendly beaches within a 20 minute drive, all with waterside



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restaurants and cafés.

- Béziers (10 minutes), historic town and capital of wine producing and rugby. Especially vibrant in August and during it's famous Féria. Perhaps the best flower market in the whole of the south on Fridays in the beautiful tree-lined main boulevard.

- Canal du Midi which links the Atlantic with the Mediterranean, miles of flat walks along the shady tow-paths. A choice of boat excursions can be taken.

- Carcassonne castle is well worth a visit, especially on jousting days!

- Roque Haute - outskirts of Portiragnes. Superb botanical reserve.

- Golf courses nearby at Béziers and Cap d'Agde

- Funfair at Vias Plage (July and August)

- Bassin de Thau - a calm inland sea teeming with fish. A breeding place for oysters and shellfish, producing over half the oysters consumed in France. Villages, such as Bouzigues and Meze, have many restaurants serving sumptuous platters of fresh shellfish.

- Haut-Languedoc Regional Nature Park - gorges, Lac de Salagou, a very beautiful area only 30 minutes drive away, with its stunning gorges and superb walking, hiking, river rafting, watersports and carp fishing.

- Roquebrun (called "Little Nice") with its Mediterranean garden with over 400 species

- Pézenas - City of Molière with an exceptional architectural heritage. Numerous arts and crafts artists with workshops open to the public. Large market every Saturday.

- Spain - an hour's drive to the border.

- Barcelona - approximately 3 hours' drive

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## Photos



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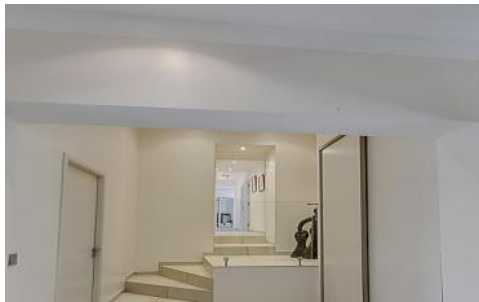




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