

# Les Hautes Terres

**Region:** Languedoc | Cessenon-sur-Orb

**Sleeps:** 6 **Bedrooms:** 3 **Bathrooms:** 2



## Overview

Beautiful villa with 3 bedrooms, large heated swimming pool with pool alarm, summer kitchen and views over the countryside, vineyards and village. UK satellite TV, internet and air con in bedrooms. Walk to shops, restaurants and bars. 3 bedrooms / 2 bathrooms. Sleeps 6 (including any babies).

## Description

Very attractive house in a fabulous setting with views from the house and gardens over the vineyards, countryside and village of Cessenon.

The house has 3 bedrooms all with air conditioning and 2 bathrooms and sleeps 6 in comfort.

Enter through the front door into a good sized hallway, off of which is the kitchen and the lounge. The kitchen is large, bright and airy with doors to the terrace. It is modern with electric oven and hobs, microwave, dishwasher, washing machine and plenty of cupboards.

The lounge is very large high beamed ceiling and double doors onto the terrace, comfortable sofa and 3 armchairs. A raised dining area seats 6.

Along the hall are the bedrooms - all on ground level. The master bedroom has a kingsize bed with ensuite bathroom with shower, handbasin and WC. Air-conditioning in the bedroom and built in wardrobes. French doors and 2 windows with great views out onto the garden.

Bedroom 2 has a double bed and air-conditioning. Patio doors leading to patio area. Built in wardrobe. Bathroom is shared with bedroom 3 next door.

Bedroom 3 has a double bed, aircon and built in wardrobes and also has patio doors onto the terrace.

There is a family bathroom with a bath, a shower, 2 hand basins, WC and bidet and storage area.

A couple of the double beds can also be used as twin beds if required.

## OUTSIDE

Swimming pool - oval with great views over the countryside and village. Pool heating available at an extra cost

Private infinity pool with wonderful view. Dimensions 11m x 5m. Depth approx 1m at shallow end, 2m at deep end.

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There is a pool alarm.

The water is chlorinated.

Lots if outside private parking

Large patio area and summer kitchen with BBQ, table and chairs, sink and cupboards.

Shaded terrace area with table and chairs leading from the lounge.

Solar shower.

Sunbeds and parasols.

Vine covered walkway to house.

Well maintained gardens.

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## Layout

Kitchen - fully equipped with electric oven and hobs, microwave, dishwasher, washing machine and plenty of cupboards. Doors to terrace.

Lounge - sofa and 3 armchairs.

Dining area - table and chairs for 6.

Bedroom 1 - kingsize bed with ensuite bathroom with shower, handbasin and WC. Air-conditioning and wardrobes. French doors and 2 windows.

Bedroom 2 - double bed and air-conditioning. Patio doors leading to patio area. Built in wardrobe. Bathroom is shared with bedroom 3 next door.

Bedroom 3 - double bed, aircon and built in wardrobes and also has patio doors onto the terrace.

Two of the bedrooms have beds which can be made up either as doubles (king size) or twin beds, at the tenant's choice, one has a double bed.

Bathrooms - one ensuite bathroom in Bedroom 1 and one family bathroom shared with bedrooms 2 and 3.

3 bathrooms, containing 3 separate toilets, 2 showers, 1 bath.

## More Info

Linen and towels provided.

Aircon in bedrooms, UK satellite TV, internet (wifi), heating

Iron, ironing board and hair dryer provided.

Cot and highchair can be rented from the housekeepers.

Please note that this owner will only accept 6 people in total, including any babies in the party.

The Carrefour in Cessenon (10 minutes walk) and the Super U in Thezan (20 minutes by car) are both open on Sundays. Those are the nearest supermarkets.

'We have had a wonderful two weeks here in your beautiful home. Thank you for making it so welcoming and a real home from home. The welcome basket was a nice touch, and we so appreciated the well stocked kitchen and comfortable beds, plus the AC!'

Visited by one of our team - very highly recommended.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Private pool
- Heatable pool
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Fireplace
- No pets allowed
- Spacious garden
- i-Rent

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## Location

The house is located in a very quiet area about a 10 minute walk down to the village.

Cessenon sur Orb has all essential amenities plus a couple of restaurants and bars and live music in the village square every Thursday evening during the high season months

Places of interest nearby

The immediate area has many attractions. There is canoeing on the River Orb at Réals (on the road to Murviel-lès-Béziers) and Roquebrun. Leaflets with details are available at the house.

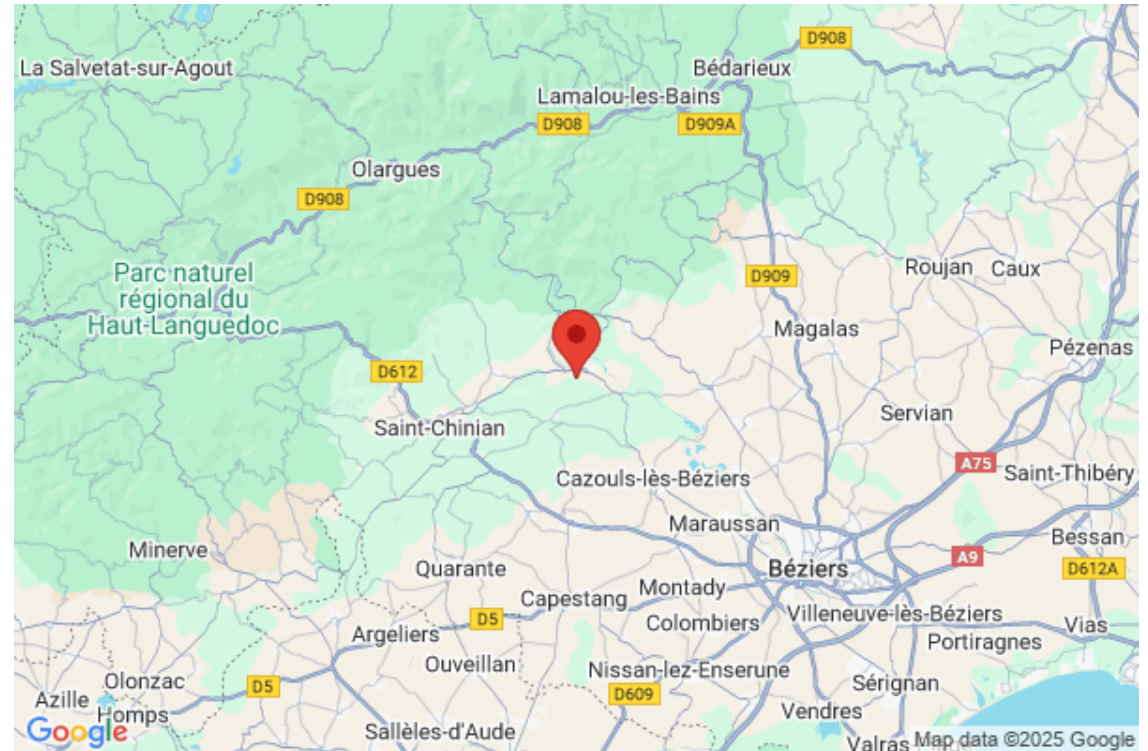
There are many interesting walks and bike trails. Details can be found at the information office in the town, and there are large-scale maps in the house. You can rent bikes in Cessenon - details of this, and a map of the town, are available at the house. Kayaking is available at close by Roquebrun on the River Orb.

There are several interesting and attractive towns within easy reach, including Béziers, Narbonne, Pezenas, Roquebrun and Carcassonne. There are sandy beaches all along the coast from Montpellier to Perpignan. The nearest is at Serignan, which is about 40 minutes away by car.

There is a wealth of beaches within easy reach. The nearest is Serignan (35 minutes by car). Slightly longer to Cap d'Agde, Valras Plage, Portiragnes, Vias

Canal du Midi, markets in St Chinian and in Cessenon, restaurants in Cessenon, the Caroux (hills north of Cessenon), Beziers, Narbonne (both are interesting medieval towns), Sete (fishing port), beaches on the coast at Serignan, Cap d'Agde, Valras-Plage

The Canal du Midi, built in the 17th century, goes from Toulouse to Sète. It passes through Béziers, where there is a sequence of nine locks (les neuf écluses). You can hire a boat, or go on a boat trip, from Béziers or



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Colombiers. Or you can hire bikes to cycle along the canal - the nearest hire shop is in Béziers town centre (Relax Rentals, 70, allées Paul Riquet, across the street from the tourist office, 06 38 12 32 82), and you can also hire bikes at Capestang and Portiragnes.

If you're interested in horse riding, consult our garden expert Yves Douarche (06 84 55 63 39).

There are markets every Thursday and Sunday at St Chinian, which is about 20 minutes away by car.

There are several art museums in Montpellier (1 ½ hours by car), and the museum in Lodève (about an hour by car) hosts an art exhibition every summer.

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## Photos



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