

# Cottage Ginestas

**Region:** Languedoc | GINESTAS

**Sleeps:** 2 **Bedrooms:** 1 **Bathrooms:** 1

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## Overview

Cottage Ginestas is a very pretty, self-contained Gîte offering magnificent views of the surrounding countryside, a plunge pool, a peaceful setting and very close to all local village amenities, including a boulangerie, bars, restaurants, a bank, groceries and more. Broadband internet, double bedroom, bathroom, kitchen, living area, private parking, BBQ and sundeck are also included.

Sorry, not suitable for Children, Toddlers or Pets

Minimum 4 Night stay.

## Description

This charming Gîte is located in the sunniest region of France, the Aude valley. It boasts a prime position just 25 minutes away from the Mediterranean beaches, Pyrenees, and Central Massif. Only 45 minutes from Carcassonne, it is nestled in the welcoming village of Ginestas. Set in a peaceful elevated spot, the property offers breathtaking views of the village, vineyards, and the majestic Montagne Noire.

No children under the age of 12 permitted in the plunge pool.

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## Layout

Bedroom - Spacious room with Double Bed (not old french mattress) with a beamed ceiling leading to modern bathroom. Walk-in wardrobe with more than enough space for half a dozen Ryanair travellers. There is a double USB charging point close to the bed as well as a double English socket, so no need to bring an adaptor. Remote control ceiling fan to keep you cool at night.

Bathroom - Features a large walk-in shower, basin and toilet which has been completely modernised. Good view as well!

Kitchen - The kitchen is well-equipped with ceramic hob, fridge (with small freezer box), microwave and grill. Breakfast bar and ample work surfaces.

Living area with settee, coffee table and reading lamp leading out through bi-fold doors onto the patio area. Internet access.

TV and WiFi Fibre internet.

External covered area for chairs, sun-loungers, BBQ equipment etc.

Patio - is a 16 sq. M decking which features a 6ft diameter wine barrel plunge pool overlooking the Aude valley with views of the Montagne Noire and beyond. Adjacent are numerous olive trees. Lie back on the sun loungers or cool off in the plunge pool and drink a glass of local Rosé (€10 for 5 Litres!!!) or two!

Cleaning/Towels/Linen/Maid service:

Towels and linen are included and changed weekly. There is no maid service but we provide cleaning equipment for

## More Info

The owner, David, lives for approximately 9 months of the year in the well segregated house adjacent to this Gîte. The gîte was originally a detached annexe to the house and consisted of just a small bathroom and bedroom. It has since been extended to form a Gîte so that there is now a living area of approx 30 sq. metres as well as a patio of 16 sq. metres with a plunge pool. This was accomplished in 2013. Loving this area so much that it seemed a shame for the then annexe to be unoccupied when it could be appreciated by others. Much care has been taken over the decoration and furnishings to ensure that guests will have a relaxing holiday and come to love the region as much as they do.

This area was chosen as it benefits from lots of sunshine, has easy access from the UK and is better value than Provence. The gîte is on the outskirts of the little village of Ginestas which makes everything really convenient. Everywhere you want to go is just a short drive away.

The views are stunning, looking over olive trees. It really is a great holiday location and, of course, the wine is excellent! And, an added bonus - practically no mosquitoes!

Having been here for seventeen years the owner has accumulated a wide knowledge of the area and look forward to passing some of it on to you. Guests are pre-supplied with access to the website Guest Area which has very comprehensive detail on where to find places, suggestions, restaurants, drives, beaches etc.

Gîte information

Clean linen and clean towels are provided. Beach towels are also provided.

## Features

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

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your convenience. There is also a launderette at the nearby supermarket.

Barbecue, Private Pool, Parking, Garden.

Plunge Pool - Cool off in the plunge pool, designed to resemble a large wine barrel. From the pool you have excellent views overlooking the village of Ginestas and its clock tower, to the Montagne Noir and foothills of the Cevennes in the distance and to our small olive grove.

Barbeque - Outdoor charcoal barbeque for cooking local delicacies e.g. duck breasts or perhaps a range of local seafood.

Ample parking to the rear of the Gite.

Green

The Gite is all-electric and the main house has an array of photovoltaic cells generating electricity. We generate a lot more than we use each year.

Olive Trees

The Gite has a number of olive trees close by that are actively used in producing our own olives for eating and oil.

Smoking – Smoking is not permitted inside or outside in such a way that smoke enters the accommodation.

Barbecue provided

Sun-loungers provided

Plunge Pool available

Privacy – The Gite is a separate building to the main house and is self contained. The owner lives next door.

This property is not suitable for wheelchair access as it includes steps.

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## Location

A leisurely stroll through the vineyards will lead you to the tranquil Canal du Midi. The village itself features a delightful boulangerie and épicerie, as well as three inviting bars / restaurants, a bank, and a pharmacy. Indulge in the exquisite local Rouge and Rosé wines, a true delight for the palate. Within a short five-minute drive, you'll find two well-stocked supermarkets, and within just 20 minutes lies the vibrant city of Narbonne. There, you can explore its picturesque canal, magnificent cathedral, and indulge in the sensational seven-day indoor food market, offering an abundance of culinary delights.

The area surrounding the Gîte offers a wealth of facilities and activities. Whether you're interested in immersing yourself in culture, engaging in sports, embarking on hikes, canoeing, enjoying the beach, or indulging in the local cuisine and beverages, you'll find an array of options at your fingertips. The Gîte has additional information for you or you can just ask.

Local airports – Carcassonne and Beziers airports are approximately 45 minutes from the gîte and are well-served by budget airlines. You can also choose to fly to Montpellier or Perpignan. Car hire is available at all airports.

### Places of interest

Canal du Midi – The Canal du Midi is about 1km away from the gîte and is a pleasant gentle walk towards the very beautiful little village of Le Somail, where you will find a couple of restaurants and bars and a wonderful bookshop. The Canal can also lead you to Ventenac, with its pretty port and its elegant Cave and restaurants. You can also rent a boat in various locations and spend your day bobbing along the canal with a picnic.

Coast/Beach – The Mediterranean beaches are within 25 minutes drive, there are a huge variety to choose from, including Valras, Portiragnes, Serignan, Vias, Vendres, Agde, Sete and more.

Les Halles in Narbonne – The Narbonne food hall is an essential visit for anyone who loves food. The hall is a large indoor market, which is open every day and sells practically everything that you imagine. Have lunch there, or head a little bit further to Gruissan for a seafood lunch.



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Olonzac market – This market is every Tuesday morning and the food comes highly recommended, all locally produced.

Cabezac – Visit Cabezac if you're looking to enjoy some oysters. On Wednesday and Friday evenings from 5.30pm onwards, the roadside café and filling agent provides a location for a local oyster grower to sell his oysters and mussels.

Minerve – A Cathar stronghold that was besieged by Simon de Montfort. It is rated as one of France's most beautiful villages. Take a picnic to enjoy by the underground river, or dine in one of the restaurants within the cobble-stoned perched village.

La Cité – This Medieval city is situated in Carcassonne and is the most popular tourist attraction in the region.

Fontfroide – The Abbey de Fontfroide is tucked away in a valley and makes an excellent afternoon out.

L'Oulibou – You will notice that the gite is surrounded by several productive olive trees. All of the olives at this gite are processed at L'Oulibou, which is a gem to visit. It is situated in Cabezac and you can join a tour and learn about how olives are grown and processed, as well as walk around the shop. This Olive Mill is award winning and a big local attraction.

Walking – There are numerous marked walks locally around Ginestas, but most villages have these walks and the recommended ones are in Bize Minervois, Moussan and Peyriac.



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## Photos



View



Ready to cool off



Looking inside out



Bedroom



Kitchen area



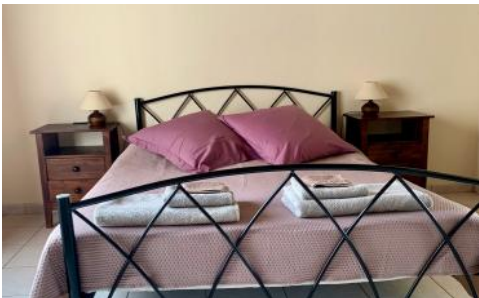
living area



shower with a mountain view



Plunge pool and olive trees



Comfy bed



join the ducks



view towards Montagne Noir



Front entrance and Parking

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comfortable bed



Canal du Midi close by



from the Olive trees



Canal du Midi



floor plan



Drive entrance