

# Syrah Studio

**Region:** Languedoc

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

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## Overview

Beautifully and imaginatively restored 300 year old village house comprising main house with 3 bedrooms plus 2 separate studios. Sleeps a total of 11 but can be rented separately to sleep from 2-11. Syrah Studio offers a sofa bed.

## Description

STUDIO TWO - Sleeps 2/3

Up steep steps into the kitchen which has a fridge, microwave oven, 2 hobs, kettle and is very well equipped. There is a dining table and 4 chairs by a window with views over the river. Electric heating.

Off the kitchen is the main living/sleeping area. There is also a sofa bed and an area with cane seats by a large window overlooking the river.

The bathroom has a large walk-in shower, basin and WC.

### OUTSIDE

Covered terrace with seating area and hammock.

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## Layout

Total area of around 200m2.

### MAIN HOUSE

Lounge - sofa, easy chair, coffee table, TV, music centre, wood burning fire, small balcony.

Kitchen - well-equipped with fridge freezer, oven, hobs.

Bedrooms - two double bedrooms and one with twin beds.

Bathrooms - one ensuite bathroom with basin, shower and WC.

One family bathroom with bath and shower over, basin, WC, washing machine.

### THE STUDIOS

One is directly over the other and connected by a staircase.

They each have a separate shower and toilet within the studio. And each have their own cooking facilities. They have a common entrance.

### STUDIO ONE

Kitchen - fridge, oven, 4 hobs, dishwasher, kettle, electric heater.

Living/sleeping area - bar table and 4 stools. One double sofabed and one single sofabed.

Bathroom - large walk-in shower, basin and WC.

### STUDIO TWO

## More Info

Linen, towels and end-of-stay cleaning provided for a one-off payment of 95 euros for the main house, or 60 euros for either studio.

## Features

- Easy walk to beach (<15 mins)
- Easy walk to shops (<15 mins)
- Grouped properties
- Street parking
- Barbecue
- Terrace

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Kitchen - fridge, microwave oven, 2 hobs, kettle. Dining table and 4 chairs. Electric heating.

Living/sleeping area - one sofa bed, cane furniture.  
Possibility of extra mattress for child or small adult.

Bathroom - large walk-in shower, basin and WC.

Not suitable for elderly or infirm.  
May not be suitable for very young children due to steep stairs.

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## Location

The house is located in the first row of the houses which overlook the fabulous Roquebrun river.

Roquebrun is a beautiful medieval village perched on the side of a hill overlooking the river which has its own beach area and water sports centre.

Cafe just a couple of minutes from the house, also a wine outlet and all amenities are available here.

Don't miss a meal at Le Petit Nice and try to book early and get a spot on the balcony overlooking the river - its a magical place for an evening meal!

Walking, hiking, cycling and kayaking adventures are on the doorstep.

A few kilometers away is the large rural market town of Cessenon situated half-way between the Cevennes mountain range and the Mediterranean sea (Valras-Plage at 30kms). The Farm Zoo park in Cessenon is a reserve with over 600 different species. Children can feed and touch the animals.

Water sports on the river - kayaking centre within walking distance.

Swimming in the river or just messing around on the beach (stoney).

Recommended restaurant - Le Petit Nice, overlooking the river. Great menu, good variety for kids and adults alike.

Walking, hiking, cycling and kayaking adventures are on the doorstep.

Le Jardin Mediterranee - botanical park at the top of the village, walking distance from the house.

Sandy beaches - Valras Plage 30kms

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## Photos

