

Manoir Belle Époque

Region: Languedoc **Sleeps:** 14 - 18

Overview

Manoir Belle Époque is a beautiful Maison de Maître originally built in the 1830s by a wealthy wine and brandy producer, as a symbol of his affluence during this opulent era.

It is now lovingly restored and decorated by its owners, talented interior designers who have turned it into a large, boutique-style modern home with plenty of original character, perfect for multi-generational families and groups of friends.

The position is semi-rural but on the edge of a lively village surrounded by sunflowers and vineyards, with a grocery shop, bakers, butchers, bar, pizza restaurant, post office and pharmacy – all just a 5-minute walk away. There is even a park with children's' slides and swings, all within pram pushing distance!

Just a 5-minute drive away is the Canal du Midi at Ventenac, with its good choice of restaurants and within easy reach are Lezignan-Corbieres and the Cathedral City of Narbonne and its high quality sandy beaches beyond. Carcassonne is just over half an hour away.

In keeping with the Belle Époque and this villa's origins, this lovely home is designed for chilled out and good times for all, with a hint of elegant grandeur from times passed. A grand curved staircase and balustrade onto the front balcony and terrace compliment the indoor marble staircase and grand dining room.

A games room and 'honesty wine cellar' stocked with Languedoc wines, and a large garden full of fruit trees, hammocks, shady terraces and a big pool, keep everyone happy. There is even a fenced in shallow brook with small fish through the back garden, where you can try your luck with a line and hook or bucket.

Furthermore, new from mid-April 2023, guests will benefit from a fantastic cinema room for Netflix and sporting events with comfy sofas and even a fridge to chill your wine, plus complimentary air-conditioning can be requested in the grand dining room, the perfect spot for family feasts. A fun and exciting covered courtyard has also been created for al-fresco dining in style, named by the owners as the 'Winemakers Barn, Barbecue and Champagne Bar'!

Manoir Belle Époque will delight the senses and provide an idyllic location for



a relaxing multi-generational holiday in the Languedoc.

Facilities

Chateaux & Castles • **Recommended** • Heritage Collection • Private Pool
• Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for
Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request •
Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ideal for
Xmas/NY • TV • Wine Cellar • Games Room • Indoor Games • Table
Tennis • Table Football • Pool/Snooker • Home Cinema • Heating •
Cot(s) • High Chair(s) • Watersports • Canoeing/Kayaking • Rural Location
• Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding •
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages • Historical Sites

Interior & Grounds

- 1) 7 bedrooms only - excluding bedrooms 2 and 9 (14-person price)
- 2) 8 bedrooms only - excluding bedroom 2 or 9 (16-person price)
- 3) 9 bedrooms (18-person price)

Manoir Interiors

Lower Ground Floor

- Fully equipped kitchen with 2 dishwashers, microwave, hob, oven, coffee machine, breakfast bar, 2 fridges, 2 freezers, a small dining table, an I-Pod docking station and Satellite TV (access to front courtyard)
- Well-stocked "Honesty Wine Cellar" with some of the best wines from the Languedoc
- Utility room with washing machine and drying racks
- Games room with a full size ping-pong and pool table as well as French bar-style table football
- Cinema room (from mid-April 2023) for Netflix and sporting events with sofas, fridge and area for making drinks

Raised Ground Floor

- Grand hall
- Dining room with complimentary air-conditioning (on request), table, sofa and I-Pod docking station
- Living room with 2 sofas, 2 armchairs, decorative fireplace, Wi-Fi box
- Terrace overlooking the courtyard
- Family bathroom with a shower and bath
- Bedroom 1* with large double bed and en suite WC and sink
- Bedroom 2* (best suited to children/teens, adjoining bedroom 1 but also with own entrance) with twin beds

* available from mid-April 2023

First Floor

- Bedroom 3 (master suite): sleeps 4 - 1 hotel extra large double (can be split into 2 singles), day bed for 1 child (and option of a pop-up bed for an additional child) and en-suite shower room with W.C. and double sinks
- Bedroom 4: sleeps 2 - 1 hotel extra large double (can be split into 2 singles) and en-suite shower room with W.C. and sink
- Bedroom 5: sleeps 2 - 1 extra large double (can be split into 2 singles) and en-suite shower room with W.C. and sink
- Bedroom 6: sleeps 2 - 2 singles (can be made into a large double) and en-suite shower room with W.C. and sink



Top Floor

- Bedroom 7: sleeps 2 - 1 standard double
- Bedroom 8: sleeps 3 kids as kids' dormitory with 3 single beds or 1 large double (splitable) with single day bed
- Bedroom 9: sleeps 2 - 2 single beds (can be pushed together)
- Shared large family shower room with double sinks

Outside Grounds

- Private heated swimming pool (shape: rectangular/ size: 9x4.5m/ depth: 1.6m) with full EU child-safety barrier and locking gate
- Large poolside terrace
- Shaded terraces
- Private walled courtyard
- Courtyard covered terrace 'Winemakers and Champagne Barn' (new for 2023) with Weber barbecue, table and chairs for al-fresco dining and wine cooler
- Garden with fruit trees (1 acre)
- Children's play area
- Shallow brook (fenced in)
- Front courtyard (from mid-April 2023) with water fountain, casual tables and chairs
- Garage (on request)
- Secure parking (with further open parking across the road)
- Trampoline with safety barrier
- Two full size village tennis courts are located opposite the house just 200 yards away

Facilities

- Wi-Fi
- Air Conditioning (on request)
- Heating (on request)
- Electric fans
- Satellite TV
- Cinema room (from mid-April 2023) with Netflix and for sporting events
- Barbecue
- Hair Dryers
- Iron
- Ironing Board
- Washing machine
- Drying racks
- Table tennis
- Table football
- Pool table

- Boules pitch (opposite Le Manoir)
- Selection of children's toys
- Hammocks
- Bike hire locally

Location & Local Information

Manoir Belle Epoque sits in a picturesque village nestled amongst the charming vineyards and sunflowers of the department of Aude in the heart of Languedoc. Here you will find boulangeries, butchers, a small grocery shop, a bar, pizzeria restaurant, post office, pharmacy, doctor's surgery, a park with children play area and even a vegetable market every Friday and Sunday mornings. Larger supermarkets are located in Lézignan Corbières (4km). In Ventenac there is a Wine Cave, perfect for getting to know the fabulous wines of the region.

The Canal du Midi is a few minutes' drive away. It offers some delicious restaurants and is a very popular area for outdoor activities lovers, with plenty of walking, biking and boat hiring options.

The imposing Corbières mountains where one can visit the fascinating Cathar castles, can be reached in just 10 minutes. Furthermore, the Mediterranean coast is a half hour journey, offering easy access to the beautiful beaches in Gruissan and Narbonne. When the beaches are too crowded, why not head to Homps and take a dip into the lake? It is a family-friendly option well serviced with a café, life guard and plenty of free parking.

Gruissan also has a pretty old town and a modern marina with a good choice of places to eat and drink. In Narbonne, the closest large town (15mins) and classified as a UNESCO World Heritage Site, one can take a stroll down its beautiful 'promenade', visit museums, explore its sparkling market place and relax in one of the many cafes and restaurants.

In 30 minutes you can reach the fortified town of Carcassonne, also a UNESCO World Heritage site. Deeply steeped in history, it is a lively citadel where myriads of events and festivals take place throughout the year.

A bit further afield is Pezenas, (about 1hr) a gorgeous medieval town with a wide selection of traditional shops, bars, restaurants and a Saturday market selling fresh local produce and clothing. In the Cote de Vermillon, we recommend visiting Collioure, nestled in a little cove and a paradise for art lovers.

Furthermore, bear in mind that the Spanish border is only about an hour away: Figueras and Cadaques are just two examples of coastal villages making for fabulous day trips out!

Finally, the property is served by 9 Airports: Carcassonne, Beziers, Perpignan, Toulouse, Nimes, Montpellier & Girona and Barcelona in Spain too!



Local Amenities

Nearest Airport	Carcassonne/Beziers/Perpignan (45km-45mins/60km-49mins/70km-52mins)
Nearest Ferry Port	Meze (90km-1h)
Nearest Train Station	Narbonne (15km-20mins)
Nearest Beach	Narbonne Plage (18km-20mins)
Nearest Golf	St Thomas (Bezier-Carcassonne) (45mins)
Nearest Supermarket	(in the village)
Nearest Restaurant	(in the village)
Nearest Supermarket	(in the village)
Nearest Tennis	(across the road)
Nearest Village	(5 mins walk)

What we love

- The little village is just a 5-minute walk away
- This is a spacious and attractive family home, with good access to Languedoc towns, vineyards and good beaches
- Large marble fireplaces, period features from the 1830s, wonderful cornices, wall freezes, specialist tiles and period marble flooring
- We love the cinema lounge (for 2023), games room and the well-stocked honesty cellar with some of the best Languedoc wines
- The swimming pool has a self-closing/locking gate along with fencing all around the pool area and is open May to end-September
- There are 9 Airports nearby to choose from: Carcassonne, Beziers, Perpignan, Toulouse, Nimes, Montpellier & Girona and Barcelona in Spain too
- Two full size village tennis courts are located opposite the house just 200 yards away

What you should know...

- The 14-person price includes 7 bedrooms only (bedrooms 2 and 9 will be closed off). The 16-person price includes 8 bedrooms (either bedroom 2 or 9 will be closed off) whilst the 18-person price includes all 9 bedrooms.
- Please check the "Features" tab for full details on the layout and features.
- Please note that an additional 3 children can be accommodated on fold-up beds (on request and subject to a surcharge).
- Air-conditioning and heating are on request and subject to an additional charge payable upon arrival - please enquire for a quote (the large stone walls and marble and tile floors keep the house cool, so not many guests request air-conditioning). From 2023, a/c in the dining room will be complimentary. Please request air-conditioning/heating in advance.
- The owners have teamed up with a great local provider for catering, wine tours and home tastings - please do book early!

Terms & Conditions

- Security deposit: €500 paid in cash upon arrival and refunded into guests' bank account within 14 days after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Minimum stay: 7 nights.
- Changeover day: Saturday.
- End of stay cleaning included?: No, extra €250, payable in cash on arrival. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Outside terrace only.
- Pets welcome?: On request only and with prior agreement with the owner.
- Other Ts and Cs: Weddings, stag/hen parties and any special events/parties are strictly not allowed.
- Energy costs included?: Yes, except air-conditioning and heating which are payable locally and should be requested in advance. From 2023 air-conditioning in the grand dining room will be complimentary (to be requested in advance).
- Heating costs included?: Heating is on request and charged separately in winter. Please enquire for costs and request in advance.
- Other Ts and Cs: Air-conditioning is on request and charged separately, payable locally (per floor or for the whole house) - please enquire for costs. From 2023 there will be complimentary a/c in the grand dining room. In all instances, it should be reserved with advance notice.
- Other Ts and Cs: The pool is open approximately May to end-September (outside this period additional pool heating is available at an additional cost). Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: An additional 3 children can be accommodated on fold-up beds (on request and subject to a surcharge).
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Pool heating charge?: At an extra cost outside May to end-September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other Ts and Cs: The 14-person price includes 7 bedrooms only (bedrooms 2 and 9 will be closed off). The 16-person price includes 8 bedrooms (either bedroom 2 or 9 will be closed off) whilst the 18-person price includes all 9 bedrooms.
- Other Ts and Cs: Please note that the owners have their own experienced chef they use and the use of any external caterers is not permitted.