

# Manoir Belle Époque Estate

Region: Languedoc Sleeps: 22

## Overview

Manoir Belle Époque Estate 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, modern home with plenty of original character, perfect for families and groups of friends. In addition, a newly restored wing adds a touch of contemporary, chic French style. The two homes blend harmoniously together to create a wonderful estate full of character and charm, with plenty of space for everyone both indoors and outdoors and even two swimming pools.

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 fun and good times for all, with a hint of elegant grandeur from times passed. In the Manoir, 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. The newer wing was the old wine and brandy barn 200 years ago, yet today it blends together perfectly both traditional and modern styles.

With the two homes providing stylish and comfortable accommodation for up to 22 guests, Manoir Belle Époque Estate will delight the senses and provide an idyllic location for a holiday or special reunion or event in the Languedoc.

**Good news! For a little extra, this property is available as a Vill'otel**



### **Yey! Wait... what is that?**

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

### **What can be arranged?**

Breakfast, cleaning, welcome drinks and hamper, plus more!

**Check the Extras tab** for all the details.

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## **Facilities**

Chateaux & Castles • Vill'otel (Like a Hotel!) • Heritage Collection • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • BBQ • Stag/Hen Allowed • Tennis Court • Cable TV • Wine Cellar • Indoor Games • Table Tennis • Table Football • Pool/Snooker • 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

*Manoir + New Wing: 22 pax/11 bedrooms/8 bathrooms*

*Manoir: 14 pax/7 bedrooms/6 bathrooms*

*New Wing: 8 pax/4 bedrooms/2 bathrooms*

## Manoir Interior

### 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 and a table tennis room with a ping-pong table as well as a full sized table football and pool table

### Raised Ground Floor

- Grand hall
- Dining room with 1 sofa and I-Pod docking station
- Living room with 2 sofas, 2 armchairs, decorative fireplace, Wi-Fi box
- Family bathroom with a shower and bath
- Terrace overlooking the courtyard

### First Floor

- 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 2: sleeps 2 - 1 hotel extra large double (can be split into 2 singles) and en-suite shower room with W.C. and sink
- Bedroom 3: sleeps 2 - 1 extra large double (can be split into 2 singles) and en-suite shower room with W.C. and sink
- Bedroom 4: sleeps 2 - 2 singles (can be made into a large double) and en-suite shower room with W.C. and sink

### Top Floor

- Bedroom 5: sleeps 2 - 1 standard double
- Bedroom 6: sleeps 3 kids as kids' dormitory with 3 single beds or 1 large double (splittable) with single day bed
- Bedroom 7: sleeps 2 - 2 single beds (can be pushed together)
- Shared large family shower room with double sinks



## **Manoir Facilities**

- Wi-Fi
- Air Conditioning
- Heating
- Electric fans
- Satellite TV
- 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
- Bikes on site available for hire

## **Manoir 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
- Summer kitchen with BBQ and outside seating for up to 17 guests
- Garden with fruit trees (1 acre)
- Children's play area
- Shallow brook (fenced in)
- Garage (on request)
- Secure parking
- 2 tennis courts (opposite the house)
- Trampoline with safety barrier

## **New Wing Interior**

### **Raised Ground Floor**

- Kitchen-diner, well equipped including dishwasher, microwave, American style fridge-freezer with ice-machine. Dining table, sofa, Bluetooth speaker, satellite TV. Doors leading to deck and swimming pool
- "Honesty Wine Cellar"
- Utility room with washing machine, iron and ironing board

- WC

#### First Floor

- Living area/salon with sofa and TV, monopoly board games and books
- Balcony with table and chairs overlooking gardens
- Double bedroom (super king-size) with en-suite bath/shower and WC

#### Second Floor

- Double/twin bedroom (king-size bed)
- Double/twin bedroom (king-size bed)
- Twin bedroom (standard beds which can be pushed together to make a double)
- Shower room with WC

*Please note fold-up beds can be provided for up to three additional children, on request and subject to a surcharge*

#### **New Wing Facilities**

- Wi-Fi
- Heating
- Air-conditioning (top floor bedrooms only)
- Bluetooth speaker
- Satellite TV
- TV which can be connected to laptops/tablets (exc. leads)
- Washing machine
- Iron and ironing board
- Board game and books
- Table-tennis

#### **New Wing Outside Grounds**

- Raised decked sun terrace over the fenced stream, with sun-loungers and al-fresco dining table
- Heated swimming pool (3.5m x 4m) with full EU child-safety barrier and locking gate (open end of May to end of September). Accessed via steps from decked area
- BBQ
- Garden kitchen
- Tree-house (3 levels)
- Table-tennis
- Mature gardens
- Ample car parking



## Location & Local Information

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

## What Oliver loves...

- 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
- Great for large families or groups travelling together
- Large marble fireplaces, period features from the 1830s, wonderful cornices, wall freezes, specialist tiles and period marble flooring in the manoir, in contrast with the sleek, modern 'loft style' of the newer wing
- We love the games room and the well-stocked honesty cellar with some of the best Languedoc wines
- The large front courtyard of the manoir for dining at night
- There are two swimming pools, each with a self-closing/locking gate along with fencing all around the pool area (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

## What you should know...

- Manoir Belle Époque Estate is very popular and early booking is recommended!
- There is also plenty of car parking space across the road
- 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 newer wing has air-conditioning in the top floor bedrooms only, in the manoir large stone walls and marble and tile floors keep the house cool, so not many guests re-quest air-conditioning)
- In the newer wing, two of the bedrooms, which are very light and bright have large skylights and the others have two windows
- Small weddings and other celebrations for up to 50 guests can all be arranged on request. See 'events' tab for full details



# Terms & Conditions

- Security deposit: €1000 paid in cash upon arrival and refunded into guests' bank account within 14 days after departure.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, except A/C.
- Heating costs included?: Heating package on request and charged separately in winter.
- Linen & towels included?: Yes, including pool towels.
- End of stay cleaning included?: Extra €250 payable on arrival.
- Pool heating charge?: Yes, 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.
- Changeover day: Saturday.
- Pets welcome?: No.
- Smoking Allowed?: Smoking allowed in the garden and terraces only.
- Other Ts and Cs: A/C package on request and charged separately. In the new wing a/c is on the upper floor bedrooms only.
- Other Ts and Cs: The pools are open from 1st May to end of September (outside this period additional pool heating is available at an additional cost).
- Other Ts and Cs: The 2 tennis courts are located opposite the house.
- Other Ts and Cs: An additional 3 children can be accommodated on fold-up beds (on request and subject to a surcharge).
- Other Ts and Cs: All events are on request and subject to owner's approval.
- Insurance: Guests are required to take their own travel and medical insurance.