

# Villa Vigneronne

Region: Languedoc Sleeps: 8 - 9

---

## Overview



Formerly a grand wine-makers house, Villa Vigneronne has been beautifully restored to create a fine family home in this delightful Languedoc village surrounded by vineyards.

The historic façade will immediately impress as you arrive in the village setting. As soon as you walk in you will appreciate the warm and homely ambience of this characterful residence full of traditional features yet thoughtfully styled with modern comfort in mind. Five bedrooms over three floors offer space for family or friends, including a marvellous master bedroom with its original fireplace and doors leading out to a wonderfully sunny terrace.

The spacious living-dining room is a perfect place to gather by the fireplace or watch a game of pool whilst large sliding doors lead straight out to the covered veranda, luscious gardens and dazzling swimming pool. Spend long summery afternoons lazing on the sun-loungers before cooling off in the inviting pool then preparing a barbecue for a leisurely evening feasting on the terrace with loved ones.

It's only a couple of minutes stroll to the local bakery to pick up croissants and fresh bread for breakfast to be served with freshly brewed coffee on your return and in the evening you can wander out to a local restaurant after a sundowner on the terrace. On a Saturday morning pick up some wonderful local produce at the colourful market in nearby Pézenas (9km) before exploring the historic town with its charming art galleries and antique shops.

You may prefer to head down to the coast to explore the long sandy beaches within half an hour or sample some amazing seafood in nearby Mèze. Golf-lovers note there are some wonderful courses across the Languedoc, including Golf Saint Thomas in under 10km whilst cyclists and hikers can enjoy trails through the idyllic Hérault landscapes of olive groves and vineyards. Indeed, surrounded by wine-making villages, there is a wealth of wineries to discover and some fine local wines to sample.

Those looking for adventure can try watersports along the coast or head further inland to the rugged hills whilst some of France's most impressive sights can be easily visited in a day including Carcassonne and the Roman aqueduct and Pont du Gard. That said, you may prefer to just switch off and enjoy local village life from your enchanting holiday home.

## Facilities

Private Pool • Child-Safe Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Satellite TV • Table Tennis • Pool/Snooker • Working Fireplace/Woodburner • Heating • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Skiing • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living-dining room (sunken, via one step down from entrance hall) with TV, fireplace, dining table and pool table. Sliding doors leading to terrace, pool and gardens
- Kitchen, well-equipped including American fridge, dishwasher, microwave, electric oven, gas cooker and small breakfast table. Doors out to terrace, pool and gardens
- Pantry with laundry facilities
- Bedroom (via one step up from entrance hall) with double bed (140cm)
- Shower room with WC

### First Floor (via 17 stone steps with handrails)

- Master bedroom with double bed (180cm), fireplace and TV. Access to large terrace
- Bedroom with double bed (140cm)
- Family bathroom with bath, shower and WC

### Second Floor (via 18 narrow steps)

- 2 x bedrooms with twin beds and fans
- Shower room and separate WC

## Outside Grounds

- Swimming pool (L shaped, 8mx4m, depth 1-1.8m), open approx. mid-May to end-September, with pool safety alarm. Access via shallow steps/beach. Can be heated on request (extra charge applies)
- Covered verandah with al-fresco dining table
- Shaded lounge area
- Weber BBQ in garage
- Parking within premises
- Electric gates

## Facilities

- Wi-Fi
- 2 x fans for second floor bedrooms
- Satellite French TV
- Pool table
- Ping-pong table



- Washing machine and dryer

## Location & Local Information

Beautiful Villa Vigneronne is in a Languedoc wine-producing village, just a short stroll to a bakery for your morning pastries and fresh bread, a couple of restaurants and some shops including a small grocery store.

Within a few minutes by car you can drive to the nearest town of charming Pézenas (9km) with some excellent places to dine as well as a further choice of supermarkets and shops. In this historic town you can spend time wandering around the town's art galleries and antique shops, exploring the narrow streets and appreciating the elegant 17th and 18th century architecture. Head there on a Saturday morning for a wonderful market dating back to the 14th century.

There are activities for young and old nearby, from kite-surfing on the coast to yachting in Mèze, and golf lovers have a choice of courses in the Languedoc including the nearby Golf Saint Thomas (9km). The surrounding countryside is dotted with vineyards and olive groves ideal for cycling and there are plenty of marked trails for as well as horse-riding nearby.

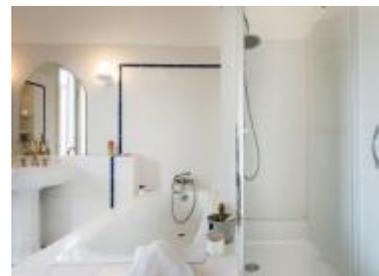
Heading to the coast, there are seaside resorts at Marseillan Plage (17km) and Cap d'Agade (20km), including Aqualand that kids will love and a great range of watersports. The unspoilt and authentic town of Sète (40km) also has long sandy beaches perfect for a family day out.

Within less than half an hour you can be at the water's edge at Étang de Thau, one of the impressive lagoons along this part of the coast. The water is famous for oysters and you can take a boat trip from the village of Marseillan (12km) to the oyster beds of Bouzigues. Head to Mèze (20km) where you can enjoy some amazing seafood and you will also find a variety of watersports, a weekly market and lots of local events.

Heading inland, visit the beautiful Lac du Salagou (40km), an artificial lake surrounded by red volcanic hills where you will find trails for cycling, family walks as well as sailing and canoeing. Combine it with nearby Cirque de Mourèze (38km) with its space-like dolomite towers and ravines.

If you would like to sample some of the local wines then there are so many wineries in and around the local villages and countryside including family estates where you can enjoy leisurely lunches as well as tasting some of their home-grown wines.

The hidden gem of Béziers (20km) can be reached within half an hour by car with its stunning cathedral, wonderful art galleries or simply hire kayaks along the River Orb. In the other direction, the city of Montpellier (55km), the region's



capital, is full of stunning plazas, great shops and historical sites.

Other places worthy of a day trip include the magnificent fortified town of Carcassonne (104km), the impressive Roman aquaduct at Pont du Gard (132km) and one of the most beautiful villages in France, Saint Guilhem le Désert (50km), all three of them are UNESCO World Heritage sites.

## Local Amenities

Nearest Airport	<b>Beziers/Montpellier/Nimes/Perpignan/Carcassonne (19km/59km/104km/106km/111km)</b>
Nearest Village	<b>(0km)</b>
Nearest Shop	<b>Bakery and grocery store (3-minute walk)</b>
Nearest Supermarket	<b>Pézenas (9km)</b>
Nearest Restaurant	<b>(3-minute walk)</b>
Nearest Town/City	<b>Pézenas (9km)</b>
Nearest Golf	<b>Golf Saint Thomas (9km)</b>
Nearest Beach	<b>Cap d'Agade (21km)</b>

## What we love

- This was originally a wine-makers house in this Languedoc village surrounded by vineyards, just a short stroll from the bakery, a couple of restaurants and some shops
- Beautiful and historic Pézenas with its weekly market, excellent restaurants and fascinating shops and galleries is only 9km by car
- You can try a variety of watersports or amazing sea-food along the coast or at Étang de Thau lagoon, both under a 30-minute drive
- The luscious gardens feature plenty of space for relaxing including a dazzling swimming pool
- The master bedroom leads to a lovely terrace, perfect for morning coffee and croissants from the village
- There are three UNESCO World Heritage sites worthy of a day trip within an hour or two by car; Pont du Gard, Saint Guilhem le Désert and Carcassonne

## What you should know...

- The villa could be suitable for guests with reduced mobility, as the ground floor bedroom, shower room and the swimming pool are all on ground floor level (there there are a couple of single steps on this level – see the Features tab for further details)
- Car hire is recommended to explore this beautiful region and there is parking within the villa's grounds

# Terms & Conditions

- Security deposit: €750 paid to the owner in cash on arrival and refunded by bank transfer two weeks after departure, subject to full inspection (60 days in the case of damage/losses).
- Arrival time: Strictly by 4.00 p.m. Please note that later check-in is possible by prior arrangement only and that extra fees apply.
- Departure time: Strictly by 10.00 a.m. Please note that earlier check-out is only possible by prior arrangement and that extra fees may apply.
- Energy costs included?: Yes.
- Pool heating charge?: Yes. The pool can be heated on request from May to end-September and a supplement of €110 per week applies, payable at the time of booking. It is recommended that pool heating is requested before arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Linen & towels included?: Bed linen and bath towels are provided. Pool towels can be rented subject to an additional supplement. Mid-stay change is available on request, at extra cost.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a supplement may apply.
- Changeover day: Saturday from June to September. Flexible during all other periods.
- Minimum stay: 7 nights in July and August, 4 nights during all other periods.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: The pool is open approx. from mid-May to end-September, subject to weather conditions.
- Other Ts and Cs: Weddings, stag/hen parties and special events are not permitted.
- End of stay cleaning included?: Yes, however, 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 garbage disposal required will be charged against the security deposit. Mid-stay cleaning is available on request, at extra cost.
- Heating costs included?: Extra charge, paid locally from December to end of March.
- Tax: French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).