

# Maison Gaultier

Region: Languedoc Sleeps: 11

## Overview

Maison Gaultier is a modern masterpiece surrounded by the authenticity and charm of southern France. Set on a hillside bordering the garrigue, the distant mountain and valley views from the heated swimming pool and hot tub are beautiful. What's more, you can stroll to an enchanting medieval village whilst Carcassonne is only 14km away.

This contemporary 5-bedroom abode has been created by two artists who have poured their love into the home's thoughtful design. There's no better spot to appreciate this than the splendid living and dining spaces with a high-end kitchen, stylish dining table and a chic lounge opening out to the poolside terrace. A second kitchen and lounge with Smart TV leads to the hot tub terrace and outdoor lounge.

Upstairs are the five bedrooms, each one individually styled with great care featuring air-conditioning and Egyptian cotton bedlinen. Start off in the impressive master double with idyllic views and unique bathtub in its open en suite bathroom. There are three more doubles with large beds (the super king-size double can be split into a twin) alongside a fifth bedroom with a bunk-bed sleeping three. We also love the two new bath/shower rooms and the delightful covered balcony making the most of those glorious views.

There is so much space outside whether relaxing by the heated infinity swimming pool, dining al-fresco by the barbecue, playing table tennis or darts in the games area or cooling off in the plunge pool. Then there's the hot tub terrace, a little children's play area with swings and a slide and other pretty spots to listen to the cicadas with a glass of local wine on warm summer evenings.

It's a lovely walk along the country lanes to the heart of the medieval village with its grocery shop and bar, pizza van on a Friday evening and excellent hotel-restaurant (do book ahead). Wander along the steep lanes in this timeless setting and appreciate the gorgeous Pyrenees views from the very top of the village.

It's also amazing being a short drive from Carcassonne by the banks of the Canal du Midi and Aude River. Its famous citadel is a UNESCO World Heritage site and it's a joy to explore its warren of medieval lanes or walk along the old ramparts. On the other side of the town is historic La Bastide



Saint-Louis, home to vibrant restaurants, wine-bars and a market that takes place three times a week on Place Carnot.

Meanwhile, cycle or walk along Canal du Midi's towpath, visit pretty Minervois villages and vineyards, admire ancient Cathar castles and discover summer swimming spots or canoeing opportunities along the Aude River. Characterful market towns such as Limoux, Castelnaudary and Mirepoix are all wonderful days out or venture to the Mediterranean coast, just over an hour away, for fine Languedoc beaches, windsurfing and oysters.

## Facilities

Villa/House • Modern • Great Value • Private Pool • Child-Safe Pool • Heated Pool • Saltwater Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • <1hr to Airport • Laptop Friendly Workspace • BBQ • Microwave • Coffee Machine • Electric Car Charger • Smart TV • Indoor Games • Outdoor Games • Table Tennis • Heating • Cot(s) • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Go-Karting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Maison Interiors

### Main Level

- Lounge with doors opening to poolside terrace
- Open-plan kitchen and dining room. Kitchen well-equipped including oven, microwave, induction hob and bean to cup coffee machine
- Second open-plan kitchen and lounge with door leading to hot tub terrace



### Upstairs (via two staircases, one with open-tread stairs)

- Access to covered terrace with outdoor lounge
- Bedroom 1 with king-size double bed and open en suite bathroom with tin bath, shower, two sinks and WC
- Bedroom 2 with king-size double bed
- Bedroom 3 with king-size double bed
- Bathroom with shower, sink and WC
- Bedroom 4 with super king-size bed (can be split into twin)
- Bedroom 5 with bunk-bed (double below, single above)
- Bathroom with bath/shower, sink and WC

## Outside Grounds

- Heated salt-water infinity swimming pool (10x4m, depth: 1.5m) with safety alarm. Open approximately May to October
- Poolside terrace with sun loungers
- Al-fresco dining area and barbecue
- Terrace with hot tub and outdoor lounge
- Games area
- Separate above-ground plunge pool (1.2m depth with ladder to access)
- Children's play area
- Garden/grounds (one acre, different levels including steps and spiral staircase)
- EV charger (extra charge)
- Parking



## Facilities

- Tennis equipment
- Dressing gowns

## Location & Local Information

Only 14km from the world-famous city of Carcassonne, Maison Gaultier is on a hillside with panoramic views, set on the edge of a pretty old village in the Aude department of southern France.

The nearest airport is Carcassonne (15km) or you could fly into Perpignan, Béziers or Toulouse airports, all within a 90-minute drive. Gare de Carcassonne has train arrivals from Toulouse, Narbonne, Bordeaux, Perpignan and Marseille. A car is essential - there is ample parking in front of the villa.

There are two new tennis courts that can also be used for basketball a short walk away (open 8.00 a.m. to 8.00 p.m.) as well as picturesque walks from the doorstep. It's a lovely walk along the country lanes to the heart of the old medieval village where you will find the village shop for groceries (including good local produce and wines), a bar, an excellent hotel-restaurant (do book ahead) as well as a pizza van on a Friday night. Explore the village's steep medieval lanes and admire wonderful vistas towards the mountains. On the hill above the village there is an atmospheric tapas-bar which often has live music at the weekends and a Saturday morning market in the height of the summer.

There are other restaurants in local villages within a short drive and large supermarkets on the edge of Carcassonne for stocking up. Indeed, it is fantastic being just a 15km drive from Carcassonne – start off in its old town, Bastide de Saint Louis, to soak up its atmospheric café terraces, wine-bars, restaurants and market which takes place on Place Carnot three mornings a week. This part of Carcassonne dates back to the 13th century – just to the north is the train station (great for day trips) and the Canal du Midi.

Then there's the medieval citadel, classified as a UNESCO World Heritage site and one of France's most visited destinations – arrive early to explore the fascinating old lanes, visit the castle and walk along the historic ramparts. Look out for festivities and historic re-enactments, especially in the French school holidays. The annual firework display on 14th July is spectacular.

History lovers may also be keen to discover some of the country's famous Cathar castles, starting with nearby Les Quatre Châteaux de Lastours (17km) then venturing further south to Château de Montségur (82km), perhaps stopping off in the gorgeous market town of Mirepoix (53km) en route.

Hire bikes to cycle along the Canal du Midi or enjoy a leisurely boat tour. Highlights along the canal include the attractive port town of Trèbes (18km) with its 17th century bridge and unique canal lock, the pretty village of Homps (41km) with its canalside restaurants and Castelnaudary (38km), home of the



legendary dish, le cassoulet. There are plenty of unspoilt Minervois villages even closer as well as idyllic spots for summer swimming and picnics by the Aude River.

The beautiful cities of Narbonne and Toulouse are other great days out by car or train (from Carcassonne) whilst the Mediterranean coast also awaits with the vast Languedoc beaches of Gruissan Plage (88km) just over an hour away or you may prefer the charming coastal town of Leucate (101km), famed for its windsurfing and oysters.

## Local Amenities

Nearest Airport	<b>Carcassonne Airport (15km)</b>
Nearest Train Station	<b>Carcassonne (14km)</b>
Nearest Village	<b>Small medieval village (Within 2km)</b>
Nearest Restaurant	<b>Village hotel-restaurant (Within 2km)</b>
Nearest Shop	<b>Grocery store in the village (Within 2km)</b>
Nearest Tennis	<b>Two multi-purpose tennis/basketball courts near the house (Short walk )</b>
Nearest City	<b>Carcassonne (14km)</b>
Nearest Golf	<b>Golf de Carcassonne (20km)</b>

## What we love

- A chic and stylish abode created by two artists who have poured their soul into this home
- It's quite unique to feature an infinity swimming pool, separate plunge pool and a hot tub!
- The views of the distant mountains and valley are idyllic from the terraces and balcony
- Listen out for the sounds of cicadas and owls as you dine al-fresco on warm summer evenings - why not book a chef too!
- Stroll to the heart of the medieval village with its grocery shop, bar, excellent hotel-restaurant and weekly pizza van
- How wonderful to be so close to the great French city of Carcassonne and the Canal du Midi

## What you should know...

- The villa sleeps up to 11 guests across four double bedrooms and one triple bedroom with a bunk-bed (a double underneath and a single on top). Please see the 'Property Layout' for further details.
- It's a fantastic house for families with ample space and a games area. Do keep an eye on younger children across the grounds which are on different levels with steps/spiral staircase.
- You will need to book ahead to dine at the village's excellent hotel-restaurant.

# Terms & Conditions

- Security deposit: £750 paid via bank transfer to the owner one month before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes. However, EV charging is extra, payable locally.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, changed once for stays of more than 7 nights.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes and mid-stay cleaning for stays of more than 7 nights also included. 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 rubbish disposal required will be charged against the security deposit.
- Pool opening dates?: The pool is open approximately May to September. It can also be opened on request (with advance notice) for Christmas/NY for an additional charge of €200 per week, payable to the owner in advance. 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.
- Pool heating charge?: Included (except Xmas/NY when there is a charge of €200 per week for pool opening/heating, as above, payable in advance to the owner). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Smoking Allowed?: Outside only.
- Pets welcome?: Small pets may be allowed on request only and with prior agreement with the owner.
- Other Ts and Cs: A cot and a highchair can be requested.
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