

# Vineyard House

**Region:** Languedoc | Cruzy

**Sleeps:** 8 **Bedrooms:** 4

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## Overview

Beautiful restored stone house with its own vineyard, private pool and wonderful views of the countryside. On the edge of the village of Cruzy, 25 minutes from Beziers. Beaches 35 minutes. Air-conditioned bedrooms. 4 bedrooms /3 bathrooms. Sleeps 8. FLEXIBLE ARRIVAL DAYS.

## Description

The Vineyard House is a lovely 'maison de vigneronne', or a winemakers house. The house stands in its own vineyard of 3 acres and is in a superb location for complete privacy to laze around the 9m-3.5m private pool or relax on one of the three terraces and enjoy those lovely views across the countryside. All whilst being only a few minutes walk from the village of Cruzy.

The house has been fully restored whilst retaining many original features like the exposed stone walls and high beamed ceilings. The accommodation is spread over 3 floors with on the ground floor an open plan kitchen and dining room from which large bay windows slide open onto the terrace leading onto the pool area. The kitchen is fully fitted with a dishwasher, fridge freezer, combi-oven, hob, and microwave. There is a breakfast bar and stools to seat 6 and a large walk-in pantry. The open plan kitchen-dining area is airconditioned. There is also a double bedroom with an ensuite shower room on the ground floor.

As you walk up the spiralling staircase you will find on the first floor the large living room which opens up onto a large terrace overlooking the pool area and the vineyards beyond. The living area has 2 comfortable sofas, a TV with UK satellite channels, a CD player, a DVD player, an iPod docking station, and a fireplace. On this same level is an air-conditioned twin bedroom with an ensuite bathroom with bath/shower, WC, and hand basin. A third single bed could be put in here on request.

On the second floor, you'll find the large master bedroom with an ensuite shower room. This room has a large king-size bed in a wonderful setting of exposed stone walls and beamed ceilings complemented by a wonderful view over the pool and vineyards. This bedroom is airconditioned. The ensuite shower room has a shower, toilet, and hand basin. On this same level is another bedroom with twin beds and an ensuite toilet. This room is also airconditioned.

The whole house is air-conditioned everywhere except the downstairs (ground floor) bedroom and the living room. All upstairs bedrooms and the kitchen/dining room are air-conditioned.

The garage has a utility area and a second fridge freezer and a washing machine.

The grounds are not completely fenced around the vineyard area so if you want to bring your pet then you need to be sure they won't wander off.

## OUTSIDE

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Private swimming pool of 9m x 3.5m with steps and a sun terrace with four sun loungers. The terrace and pool are not overlooked.

Dining areas - first floor top terrace which leads off the living room has fantastic views over the pool and the vineyard. There are also two terraces in the garden, both with tables and chairs and one with a BBQ.

3 acres of private vineyards.

Parking - private, secure, off-road.

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## Layout

### GROUND FLOOR

Kitchen - fully fitted with dishwasher, fridge freezer, combi-oven, hob, microwave, breakfast bar and stools to seat 6, large larder and door to terrace.

Separate WC with basin.

Bedroom with double bed and ensuite shower room. Air-conditioning.

Garage with utility area, fridge freezer, and washing machine.

### FIRST FLOOR

Living room - 2 sofas, TV with UK satellite channels, CD player and DVD player, iPOD docking station, fireplace and door to top terrace with patio furniture and parasol.

Bedroom with two single beds and ensuite bath/shower, WC and hand basin. Possible to add a 3rd single bed in this room. Air-conditioning.

### SECOND FLOOR

Master bedroom with king-size bed with ensuite shower, WC and hand basin, ceiling fan. Air-conditioning.

Twin bedroom with two single beds and ensuite WC and hand basin. Air-conditioning.

## More Info

- Smoking outside ONLY, a deduction will be made from the security deposit if the house smells of smoke on departure.

House and entire village now have fibre internet.

Smart TV with Disney, Netflix channels etc.

X-Box and pool toys available.

Visited by one of our team - very highly recommended.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Grouped properties
- Private pool
- Private parking
- Golf nearby
- Watersports nearby
- Family friendly
- Barbecue
- Terrace
- i-Rent

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## Location

Market in Cruzy square on Tuesday and Friday mornings.

Fabulous village festival in August.

The lively town of Beziers which is especially vibrant in Beziers for the annual Feria, a 5 day long festival. Great flower market on Fridays along the main promenade.

Lovely walks along the nearby Canal du Midi - a superb waterway that links the Atlantic and Mediterranean coast. Beautifully shaded tow-paths ideal for walking or cycling with many cafés and bars dotted along the banks.

The house is located on the edge of the pretty village of Cruzy, to the west of Beziers.

The village is just a minute's walk and has all essentials such as bakery, grocery and a cafe bar which has just opened as well as a butchers, cafe, pharmacy, and mini supermarket.

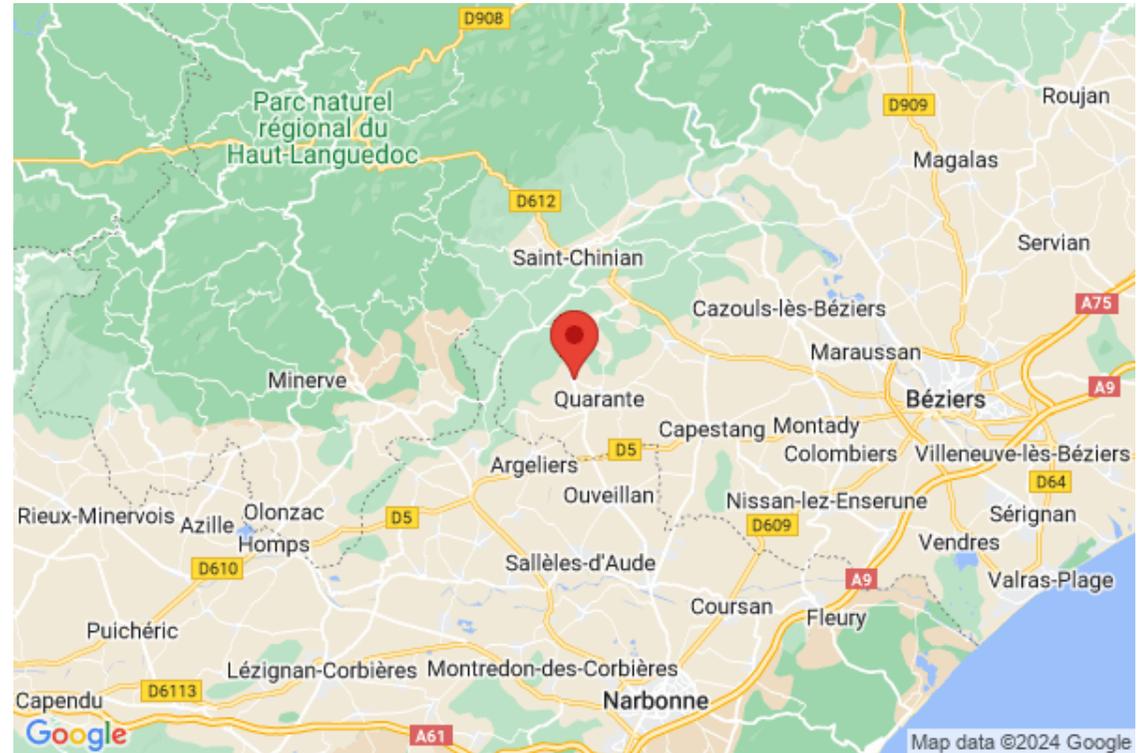
There is an excellent restaurant a 5 minute drive or 10-15 minute walk away called Terminus.

There is a wider choice of shops, a supermarket and restaurants in neighbouring villages of Quarante, Puisserguier and Capestang. Capestang is on the Canal du Midi and you will find a couple of excellent waterside restaurants close by.

Recommended restaurants

- The Auberge de la Croisade, just 5 mins away by the side of the tree-lined Canal du Midi.
- La Bateliere in Capestang, again by the Canal du Midi.
- Le Terminus is between the villages of Puisserguier and Capestang.

20 minutes to Beziers and 35 minutes to the beaches.



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## Photos



Here you can see one of the amazing views to be experienced at Vineyard House. This beautiful terrace offers a breathtaking view of the vineyards that surround this special property. You can relax here with breakfast, lunch and dinner.

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This is the Vineyard Houses' gorgeous swimming pool. Surrounded by lovely nature, this is the perfect place to lie down and relax by the pool on a hot day in the South of France.



New outdoor area 2013



New Kitchen



New kitchen



Here is one of the double bedrooms in Vineyard House, very cosy!



As you can see, the lounge in Vineyard House isn't a typical lounge. It has a rustic edge to it that will allow you to sit back and relax in this quiet and airy room.



Here is the master bedroom of Vineyard House, it's complete with a picture window overlooking the vineyard, stone walls, kingsize bed, ensuite shower, WC and basin.



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Here is a twin bedroom with an ensuite bath/shower, WC and basin. Very handy!



Another one of the gorgeous bathrooms that Vineyard House has to offer.

Here you have a view of the garden at Vineyard House. Great place for your kids to play in!



This house really lives up to its name - Vineyard House. As you can see, there are vineyards all around this great holiday home.

Looking forward to a lovely evening dining outside in the warm summer air? Vineyard House offers you exactly that with this outside dining area.



Cruzy has lots of beautiful views to offer, here is just one of many of the surrounding fields and vineyards.

One of the fully equipped bathrooms you'll find in Vineyard House.



What would a holiday be if it didn't involve a beautiful beach? You can have your choice as there are lots of beaches closeby to Vineyard House!